

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |          |
|-------------------------------|----------|
| <b>Code :</b>                 | 11007    |
| <b>Location :</b>             | Josipdol |
| <b>Building size :</b>        | 220 m2   |
| <b>Lot size :</b>             | 19585 m2 |
| <b>Garden size :</b>          | 0.00 m2  |
| <b>Number of bedrooms :</b>   | 6        |
| <b>Number of rooms :</b>      | 8        |
| <b>Number of bathrooms :</b>  | 4        |
| <b>Number of toilets :</b>    | 4        |
| <b>Energy efficiency :</b>    | f        |
| <b>Year of construction :</b> | 2022     |

**Price :** 161.000 €

The offer is a beautiful property located in an idyllic natural environment, only 3 km from the center of Josipdol. This rare opportunity combines comfort, privacy and a well-established tourist business, on land with a total area of

19,585 m<sup>2</sup> (arable land and orchard).

Accommodation capacities:

Two wooden houses - brother-in-law with two furnished apartments each (4 in total)

8 rooms in total, of which 6 bedrooms

4 bathrooms with toilets

Place it

A spacious terrace (35 m<sup>2</sup>) with a small barbecue

Additional yard building - ideal for firewood, tools or additional facilities

One apartment is currently used by the host, while the others are intended for tourist rental. The business is already well established, but the property is regularly maintained and is ready to take over without additional investment.

Location and nature:

Located on a hill, with a beautiful view of the surrounding hills and the Klek mountain, the property offers complete peace and privacy, while being close to all important facilities:

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School, kindergarten, shop, clinic, dentist - all within 3 km

Distance from Ogulin: 10 km

Lake Sabljaci: 10 km

Sea / Plitvička jezera: approx. 45 minutes drive

The Munjava stream flows in the immediate vicinity, which additionally contributes to the natural ambience

An ideal opportunity for:

Continuation of tourist activity (already established business)

Development of rural or ranch tourism

Family life in nature

Agriculture or a self-sustaining way of life

Contact us for more information and to arrange a tour!