

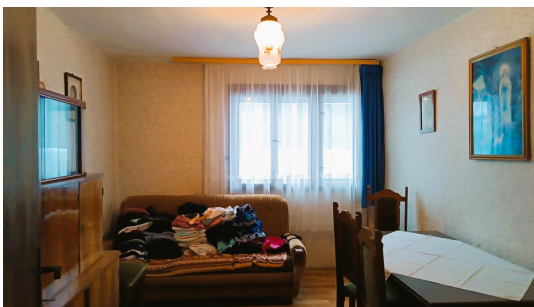
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11337
<b>Location :</b>	Ogulin
<b>Building size :</b>	64 m2
<b>Lot size :</b>	1248 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1957

**Price :** 78.000 €

Imagine a home in a quiet, beautiful location near the center of Ogulin — the city of fairy tales, nature and warmth.

A charming 64 m2 single-storey house is for sale, ready to move in, with a spacious basement, attic space and great potential for expansion.

As soon as you step inside, you will be greeted by a pleasant layout: three comfortable bedrooms, a bright kitchen with dining area and a practical bathroom. The home exudes warmth and offers everything you need for a peaceful family life or a stay in nature.

The basement with two rooms is perfect for converting into additional living space, a tavern, a hobby zone or a mini wellness area — the possibilities are endless!

The property also has a yard building and arable land, ideal for those who want their own garden, space for pets or a small family farm.

And the special value of this offer is a smaller house on a separate plot, perfect for summer gatherings or, with minimal decoration, a rental house that can bring in a steady income. It also has its own garden, which is a real rarity.

If you dream of peace, nature, security and a space that you can shape according to your own measure — this is the property that is waiting for you.

Warm, practical and full of potential — a true little Ogulin treasure.

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