

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12125
Location :	Plaški
Building size :	110 m2
Lot size :	3235 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Garage :	Yes
Energy efficiency :	Not specified
Year of construction :	1966

Price : 48.000 €

Imagine mornings with the sound of a babbling brook, the smell of freshly cut grass and the view of your own orchard while sipping your first cup of coffee. This is not just an estate - this is an opportunity to create a home, memories and the life you have always wanted.

In a quiet location, surrounded by nature, there is a real country estate waiting for a new story. The house with a floor plan of 110 m2 exudes the warmth of times gone by - a hallway, three spacious rooms, a hallway, a bathroom with a toilet and an attic that offers the possibility of arranging additional living space. With a little attention and imagination, this house can become a warm family home, a weekend oasis or an investment for rural tourism.

Four outbuildings testify to the former life in the countryside - storage of the fruits of the earth, a summer kitchen, a space for animals and machines. Today they can become a studio, a tasting room for local products, a workshop, a space for socializing or anything you have dreamed of.

The orchard (424 m2) and the arable land (2,811 m2) offer the opportunity to grow your own food, have a small family farm or simply enjoy the fruits of your labor. Here, children can run barefoot on the grass, learn about nature and grow up far from the hustle and bustle of the city.

And yet - you are not cut off from the world. All important amenities are only 3 km away, 25 km to the highway, 31 km to Ogulin and about 35 km to Plitvice Lakes. The perfect balance between accessibility and complete privacy.

This estate is not for everyone. It is for those who want a slower

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pace, a healthier life and a space in which to create their future.

Maybe this is the place where your new chapter begins.