**ISTRIA ADRIA**
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|---|---|
| **Code :** | 13054 |
| **Location :** | Skrad |
| **Building size :** | 270 m2 |
| **Lot size :** | 646 m2 |
| **Garden size :** | 0.00 m2 |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 4 |
| **Number of bathrooms :** | 1 |
| **Garage :** | Yes |
| **Basement :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 1980 |

Price : 190.000 €

SKRAD | Family House with Open Views of Nature
Located in a peaceful elevated area of Skrad, surrounded by greenery and the beautiful landscapes of Gorski Kotar, this family house offers open views of the surrounding mountains and hills.

Built in 1980, the house has been well maintained over the years and is in good condition. Free from moisture and major defects, it is ready for immediate use while offering the possibility of modernization and refurbishment according to the new owner's preferences.

The house has a footprint of 105 m² and consists of a ground floor, first floor, and high attic.

The ground floor comprises a garage, cellar, woodshed, and an additional room that can be used as a workshop, storage area, or hobby room.

The main living area is located on the first floor and includes two bedrooms, a bathroom, and an open-plan kitchen, dining area, and living room. From the living area, there is access to a balcony offering beautiful views of the village and the surrounding natural scenery.

The high attic features one finished bedroom with access to a balcony, while the remaining space offers the potential for additional bedrooms, an apartment, or a separate residential unit.

The property is surrounded by a garden providing plenty of space for relaxation and outdoor living. Several varieties of native fruit

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trees have been planted on the land, while future owners may create a gazebo, barbecue area, or a pleasant outdoor gathering space.

The house is accessed via an asphalt road, and there is sufficient parking space for several vehicles.

The property has clear ownership and complete documentation, making purchase through a mortgage loan possible.

An ideal opportunity for family living, a holiday home, or an investment in the heart of Gorski Kotar.