

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|-------------------------------|---------------|
| Code : | 14330 |
| Location : | Ogulin |
| Building size : | 100 m2 |
| Lot size : | 1593 m2 |
| Garden size : | 0.00 m2 |
| Number of bedrooms : | 2 |
| Number of rooms : | 3 |
| Number of bathrooms : | 1 |
| Number of toilets : | 1 |
| Garage : | Yes |
| Basement : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 1967 |

Price : 98.000 €

There are places that captivate you from the moment you first arrive. Places where you are woken up by the chirping of birds in the morning, days pass in peace and quiet, and evenings bring a view of the starry sky and fresh mountain air. This is exactly what this beautiful wooden house is like, located in a quiet part of Ogulinsko Zagorje, not far from the magical Šmitovo Lake and Sabljaci Lake.

The 100 m2 house extends over a basement, ground floor and attic, offering numerous possibilities for arranging it according to your own wishes.

The basement is currently used as a cellar and storage room, but it can easily be converted into additional living space or a cozy corner for socializing. The ground floor features a hallway, a traditional ganjak, a spacious kitchen where the most beautiful family memories will be created, two bedrooms, a dining room, a bathroom and a separate toilet. The attic is waiting for a new owner to turn it into the space of their dreams – additional rooms, a studio, a playroom or a place to relax.

There is also a smaller single-storey house on the plot that served as a summer kitchen, a barn and an orchard, providing a feeling of a real country estate and life in harmony with nature.

This property is not just a house - it is an opportunity for a new way of life. It is ideal for a family who wants peace and security, for a weekend escape from the hustle and bustle of the city or as an investment for a tourist rental, because guests are increasingly looking for authentic places full of warmth and natural charm.

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If you dream of a home where you will drink your morning coffee on the lawn, enjoy your own orchard, listen to the silence and live surrounded by nature, this house is ready to write a new chapter with you.

Come, feel its special atmosphere and maybe you will find your new home right here.

Purchase is also possible through a housing loan.