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Code :	15608
Location :	Vrbovsko
Building size :	160 m2
Lot size :	1360 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	1
Basement :	Yes
Energy efficiency :	d
Year of construction :	1964

Price : 95.000 €

Gorski Kotar, Vrbovsko – Detached House of 160 m² with a Spacious Building Plot
A detached house with a total area of 160 m² is for sale in Vrbovsko, situated in a peaceful and easily accessible location close to all essential amenities. The property is set on a spacious plot of 1,360 m².

A particular advantage of this property is that the entire plot is located within the building zone, providing the future owner with additional possibilities for use and development.

The house extends over a basement, raised ground floor and high attic.

The basement consists of two traditional storage rooms, while the raised ground floor features three rooms, a kitchen with dining area, hallway and bathroom. An internal staircase leads to the spacious high attic, which is currently unfinished and offers the possibility of creating additional living space according to the future owner's needs and preferences.

The house is heated by wood. It is connected to the municipal water supply and electricity network, while wastewater is currently managed through a septic tank. Construction of the public sewage system is currently underway in the area, and once completed, the property will be able to connect to the municipal sewage network.

The property also includes a spacious auxiliary building, suitable for use as a garage, workshop, storage area or other auxiliary space.

The property requires renovation and modernization; however, the house itself is in good condition and provides a solid basis for

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renovation and customization. Thanks to the size of the house, the unfinished attic and the large building plot, the property offers numerous possibilities – from a comfortable family home to a holiday property or investment opportunity.

The house has direct access from an asphalt road, while all essential amenities for everyday life are located nearby.

The proximity of one of the best-known natural attractions in this part of Gorski Kotar – Kamačnik Canyon – adds further value to the location. This popular destination is known for its walking trails, unspoilt nature and the Kamačnik River.

The property documentation is in order, the title is clear, and purchase through a housing loan is possible.

An excellent choice for buyers looking for a house with space and potential, a large plot and a peaceful lifestyle while remaining close to all essential amenities.