

ISTRIA ADRIA

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Code :	15875
Location :	Delnice
Building size :	304 m2
Lot size :	1422 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Basement :	Yes
Energy efficiency :	b
Year of construction :	2010
Year of adaptation :	2024

Price : 350.000 €

In the beautiful valley of the Kupa River, on the outskirts of the village, this luxury property is located, originally a stone house from 1885, completely renovated in 2010, with a combination of traditional and modern materials. The roof and skylights were changed this year.

It has been renovated with natural materials with the latest functional and aesthetic solutions. The house has a rustic fireplace that gives a real Gorski Kotar atmosphere, the fireplace is connected to ventilation throughout the house, so there is no fear of winter. For less cold days, there are also electric marble slabs in the bedrooms, while electric underfloor heating is also installed throughout the ground floor, basement in the basement and bathroom on the first floor. The house is fully furnished and equipped with everything necessary, and as such is for sale.

The house is located on a plot with a total area of 1567m2, the floor plan of the house is 148 m2, and the rest of the garden of 1422 m2 is a real paradise for relaxation and socializing surrounded by greenery and a view of the beautiful natural beauty of the surrounding mountains. It is categorized with three stars for tourist rental.

With its 304 m2 of living space, which is spread over three floors and consists of a basement, ground floor and high attic, there is really no shortage of space for anyone.

The space in the basement consists of a beautiful stone and rustic, spacious tavern with kitchen and is an ideal place for socializing and parties. The wine cellar is also located in the basement, a covered terrace with a barbecue and an open view

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of the fenced and maintained garden, a utility room that serves the purpose of a laundry room and a toilet.

On the ground floor of the house there is a living room, dining room and kitchen with access to the terrace, entrance hall, bedroom and spacious bathroom with shower, sauna and hot tub. In the high attic there are two large bedrooms with side and skylights and a bathroom with a shower.

Four covered parking spaces and a woodshed were made next to the house. Behind the house there is a fenced garden complete with autochthonous fruit trees, a gazebo with a table and benches, an old "šajer", i.e. An auxiliary building consisting of a ground floor and an attic, and really whoever has ideas, can become a very interesting addition to the house. There is even less storage for tools.

This property is truly a true paradise for all lovers of nature and active vacations, as there are various facilities and opportunities to fill your vacation time in the area. And if you just want to lie down and read a book or do nothing, that's an option, because you're in a real zen oasis. For summer refreshments in the Kupa River, you literally just have to take a few steps.

The Kupa Valley lies on the edge of the energy field of the solar plexus of Europe, i.e. in an area where there are precious vital-energy sources and meditative paths. The village is located in a very good traffic location, Delnice and the Zagreb-Rijeka highway is 15 km away. Rijeka can be reached by car in 45 minutes, Zagreb and Ljubljana in an hour and 15 minutes. Within an hour and a half by car are 4 regional airports Trieste, Ljubljana, Zagreb and Krk-Rijeka. The border crossing with the Republic of Slovenia is only a few kilometers away, which is an additional advantage for possible tourist rental. This is the right opportunity for investment, as well as for personal enjoyment and escape from the city crowds, and a permanent life in a quiet environment.

There are few areas in Croatia that provide so many opportunities for fishing and tourism. Visitors to Brod na Kupa have access to information on the fishing regime on each of the rivers of the area: Kupa, Kupica and Curak. The Kupa River is an excellent terrain for various sports activities, of which kayaking, canoeing and rafting stand out for their attractiveness.