

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15957
Location :	Ogulin
Building size :	2602 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 45.000 €

We are selling a building plot of 2,472 m2, located in a peaceful and natural environment, ideal for vacation, rural tourism or living away from the hustle and bustle of the city. The location is only 9 km from the center of Ogulin, and is accessible by an asphalt road.

On the plot there is a wooden house of approximately 130 m2, partially completed - a new roof has been installed, and the interior is ready for adaptation according to your wishes. It is designed as a holiday home with:

3 bedrooms

kitchen

living room

bathroom with toilet

Additional facilities on the plot:

Roasting area with a canopy and a large table - perfect for socializing

Boccia court

Woodshed

Outdoor toilet

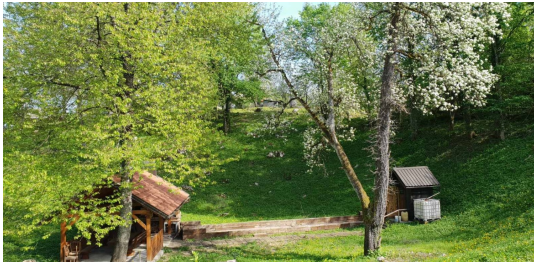
Connections: electricity and water available in the house

In the immediate vicinity, just 600-700 meters along a forest road, there is the confluence of the Bistrac River and the Dobra River, which creates a natural lake - an ideal place for walks, fishing and relaxation.

Location:

Ogulin center: 9.7 km

Ogulin highway: 14 km



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Sabljaci Lake: 15 km

Bosiljevo: 20 km

This property offers the perfect blend of nature, peace and potential – whether you are looking for a weekend home, a place for a family ranch or an opportunity for rural tourism.