

ISTRIA ADRIA

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|-------------------------------|---------------|
| Code : | 06186 |
| Location : | Karlovac |
| Building size : | 104 m2 |
| Lot size : | 853 m2 |
| Garden size : | 0.00 m2 |
| Number of floors : | 2 |
| Number of bedrooms : | 3 |
| Number of rooms : | 4 |
| Number of bathrooms : | 1 |
| Air conditioning : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 2022 |

Price : 205.000 €

A-Frame houses in a natural setting near Karlovac – 104.6 m² of warmth and comfort

Located in the picturesque village of Brodani, not far from Karlovac, these modern A-frame houses of 104.6 m² are the ideal choice for those looking for a combination of comfort, nature and an active holiday.

The ground floor consists of an open concept living room, dining room and kitchen, which creates an airy and bright space. There is also one bedroom, perfect for guests or a quiet corner for relaxation. On the second floor there are two additional bedrooms, ideal for family or friends. The house is made entirely of wood, which gives it a special warmth, romantic atmosphere and the wonderful smell of nature.

The large yard offers enough space for relaxing, socializing and enjoying the fresh air.

Brodani and the surrounding area offer numerous opportunities for recreation and enjoying nature.

This area is characterized by untouched forests, ideal for hiking, cycling and long walks. Nature lovers can explore the nearby water sources and enjoy the clean air. The Karlovac area is known for its rivers and rich flora and fauna, making Brodani a great place to relax and escape from a busy lifestyle.

In addition to its natural beauty, Brodani is well connected to Karlovac, where all the important amenities are located - shops, restaurants, cultural and sports activities.

These A-frame houses are an ideal choice for a weekend getaway, permanent residence or investment in tourist

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accommodation.

Sales price: €205.000plus 3.75% brokerage fee (incl. VAT)

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