

## ISTRIA ADRIA

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<b>Code :</b>	08929
<b>Location :</b>	Delnice
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	1830 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 159.000 €

Near the center of Brod na Kupi, we have an offer for a rarity – an authentic Gorski house with direct, private access to the river Kupa.

The house has a floor plan of 60 m<sup>2</sup>, consisting of a basement and a first floor, which is essentially one apartment with 2 bedrooms and a living room. There is also a high attic space that could also serve as a living area. The house is in need of renovation. The large auxiliary building has a floor plan of 50 m<sup>2</sup> and its own basement. The smaller auxiliary building has a floor plan of 18 m<sup>2</sup>.

The electricity connection is active, with a new installation and meter already in place. The water is currently supplied directly from a spring, but there is also an installation for the municipal water supply up to the house, including a manhole and a new meter, and it can be connected upon request.

All buildings are located on a well-maintained and landscaped plot of 1830 m<sup>2</sup>, which has direct access to the river Kupa, whose gentle sound creates a special atmosphere and a connection with nature.

This property is truly a paradise for nature lovers and those seeking an active vacation, as there are various activities available in the area. However, if you just want to relax and read a book or do nothing, that's also an option, as you are in a true Zen oasis by the river. For a refreshing swim in the river Kupa, you only need to take a few steps.

This is a great opportunity both for investment and for personal enjoyment and escape from the urban hustle, and the exit/entrance to the Delnice highway is just 15 minutes away.

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Brod na Kupi is a small settlement located in the valley of the upper Kupa river, at the border with the Republic of Slovenia, and it hosts a border crossing that is part of the D203 state road, only 1 km away.

There are few areas in Croatia that offer so many opportunities for fishing and tourism. Visitors to Brod na Kupa have access to information about fishing regulations for the various river flows in the area: Kupa, Kupica, and Curka. The Kupa river is an excellent terrain for various sports, with kayaking, canoeing, and rafting being among the most popular.