

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	08948
Location :	Ogulin
Building size :	165 m ²
Lot size :	755 m ²
Garden size :	0.00 m ²
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	1
Number of toilets :	1
Energy efficiency :	Not specified
Year of construction :	2010

Price : 250.000 €

If you are looking for an escape into pristine nature, surrounded by greenery and an open view of the mountains, all in peace and quiet, then this holiday home is the perfect choice for you.

The house consists of a ground floor, upper floor, and a high attic, with a floor plan of 86 m². Every square meter inside the house has been cleverly utilized. On the ground floor, there is a tavern for socializing and relaxation, a small functional kitchen, two storage rooms, and a wood-burning stove for central heating. An internal staircase provides access to the upper floor. The upper floor has a separate external entrance and a covered terrace on the south side of the house to enjoy the view of the forest and greenery. It includes a living and dining area, a kitchen with an additional fireplace not connected to the central heating, creating a true mountain atmosphere with the crackling fire. On this floor, there are two bedrooms, a bathroom, a spacious hallway, and a small room that serves as a wardrobe.

On the top floor, there are two more spacious bedrooms, a toilet, and a hallway. One of the bedrooms has access to a small balcony, 4 m² in size. The weekend house is surrounded by a well-maintained, fenced yard with an area of 755 m².

In front of the house, there is a large covered barbecue and spit roast area, as well as a smaller terrace connected to the tavern, ensuring there is plenty of space for socializing and enjoying.

The house is fully furnished with modern and beautiful furniture and all the necessary household appliances. Every detail in the house has been carefully and tastefully chosen and placed, and it is being sold as such.

The holiday home is surrounded by mountain junipers, fresh,

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

crisp air, and is located in the Jasenak weekend settlement between Jasenačka kosa and Bjelolasica, at an altitude of 660 meters above sea level. The access road is asphalted and regularly cleaned and maintained in winter conditions. The house has direct access from the road to a fenced, private parking area where four vehicles can park.

Legend has it that some people got lost in the forest, and when they reached a clearing, they saw beautiful ash trees (which are still abundant in Jasenak). They settled there, and this is where life in this area began. Also, the Jasenčica stream flows through Jasenak. It is said that the air in Bjelolasica is beneficial for people suffering from asthma and heart conditions.

If you wish to go to the sea, the so-called Rudolfina road will take you to Novi Vinodolski or Crikvenica, just 30 km away. Jasenak is approximately 100 km from Zagreb and 75 km from Rijeka. Bjelolasica is the highest mountain in Gorski Kotar, and deep in the forest lies the strict reserve of Bijeje and Samarske Stijene. The establishment of the Bjelolasica nature park is planned, extending from Jasenak to Mrkopalj.

This property requires no additional investment. The house is fully maintained and can be immediately moved into and used. The ownership and all other documentation are in order.