

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09864
Location :	Ogulin
Building size :	97 m2
Lot size :	1697 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Basement :	Yes
Energy efficiency :	c
Year of construction :	1967
Year of adaptation :	2024

Price : 130.000 €

Charming single-storey house with an orchard and a large garden - Ogulin, a peaceful oasis close to the center

In the greenery, right next to the center of Ogulin, there is a charming single-storey house of 97 m2, ideal for family life, a weekend home or an investment in a tourist rental.

The property is located in a quiet street, off the main road, on a spacious plot of 1,871 m2, with an orchard of 645 m2, arable land of 579 m2, auxiliary buildings of 77 m2 and a yard of 473 m2. Enjoy nature, privacy and functionality - all in one place!

Basic house features:

House area: 97 m2

Total rooms: 4 (3 bedrooms + living room / multipurpose room)

Kitchen with dining room

Bathroom with toilet (currently under renovation)

Basement + unfinished attic with potential for additional space

Covered terrace - ideal for summer gatherings and relaxation

Auxiliary facilities:

Garage

Woodshed

Yard building

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Summer kitchen

Courtyard and outdoor space:

Orchard - possibility of arranging a barbecue, gazebo or chill zone

Arable land (plot) - ideal for your own garden, cultivation or recreation

Private access road (co-ownership) - additional level of privacy and security

Location:

Quiet and green surroundings, and only a few minutes from the center of Ogulin

In the immediate vicinity: school, shop, pharmacy, health center, city amenities

Ideal opportunity for:

Family life in nature

A cottage to escape the hustle and bustle of the city

Investment in a vacation home / tourist rental

With minimal investment, you can turn this property into your dream home or an attractive investment.

Don't miss the opportunity - contact us today for more information and to arrange a viewing!