

## ISTRIA ADRIA

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<b>Code :</b>	09868
<b>Location :</b>	Ogulin
<b>Building size :</b>	234 m <sup>2</sup>
<b>Lot size :</b>	3996 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	2
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1963

**Price :** 120.000 €

We offer a spacious property located in a quiet part of Ogulin, not far from the city center. This property offers extraordinary opportunities - whether you are looking for a place for family life, a weekend getaway to nature, or potential for business investment in tourism or agriculture.

### Basic information:

Residential house for renovation - 234 m<sup>2</sup>

(high ground floor + basement + unfinished attic with potential)

Ground floor layout: hallway, kitchen, two bedrooms, bathroom with toilet

Yard building and garage

Building plot with existing foundations, connections and house number

Large garden - orchard + arable land

### Property advantages:

All connections (water, electricity, telephone, internet) available

Possibility of building an additional building (e.g. apartment or holiday home)

Proximity to the center of Ogulin - all amenities within easy reach, but with a sense of privacy and peace

Excellent transport connections and infrastructure

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Location ideal for nature lovers - nearby are the Klek Mountains, rivers, lakes, cycling and hiking trails

Special advantage: The location offers the perfect balance between natural surroundings and urban life - ideal for anyone looking for quality of life or wanting to start their own tourism or agricultural project.

For more information, additional photos or to arrange a viewing - feel free to contact us.