



Code :	NAG2382
Location :	Hribac
Building size :	141 m2
Lot size :	5474 m2
Distance from sea :	65000 m
Number of rooms :	2
Year of built :	2014
Heating :	heating with pellets
Energy efficiency :	processing

Price :	price on request €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Property with 5,500 m2 building plot in TOP location for individual living

Here we offer you a beautiful oasis of peace, secluded in the heart of Gorski Kotar, near Ravna Gora.

This charming holiday home is built from wooden logs. The tranquility you can experience here is truly unique – the only sounds you will hear are birds chirping and the occasional rustling of the wind through the treetops.

This picturesque house is located on the edge of a forest, offering a stunning view of meadows and the surrounding mixed forests and mountains. The total land area is 5,474 m², of which 1,169 m² is occupied by the house and garage, while the remaining 4,305 m² is designated as building land. The entire property (approx. 350 meters) is fenced with a reinforced concrete foundation and a fence with green powder-coated posts and matching wire mesh. Along the inner side of the fence, 80 green and blue pine and fir trees have been planted, creating a truly fairytale-like environment.

The estate is accessed via a private road with an electric sliding gate operated by remote control.

The house has two floors:

Ground floor:

- □ Entrance hall
- □ Hallway
- □ Guest toilet
- □ Pantry/storage room
- □ Kitchen
- □ Living and dining area
- □ One bedroom
- □ Bathroom with shower

The living room opens onto a 15 m² covered terrace.

Upper floor (Gallery):

- □ One bedroom with en-suite bathroom/shower
- □ A small bridge leads to another 10 m² covered terrace

Both terraces are equipped with tables and benches, perfect for social gatherings.

The total living area of the house is 141 m².

Next to the house is a 48 m² garage with an attic for additional storage.

The house is fully furnished:

- Kitchen equipped with a refrigerator, ceramic cooktop, oven, range hood, and dishwasher
- Bathroom on the ground floor with a washing machine

Features:

- Central heating with pellets (remotely controlled via mobile phone)
- 8 video surveillance cameras connected to a mobile phone
- Water, electricity, and internet connections
- Biological septic tank

There is not much to say about this property - in this case, pictures speak louder than words.

Distances:

- Rijeka: 45 minutes
- Zagreb: 1.5 hours

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