

## Kuća 247m2 + poslovni prostor 69m2 - Hlebine, Hlebine, House



### Seller Info

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48000

Reg No.: 61/2023

### Listing details

#### Common

Title: Kuća 247m2 + poslovni prostor 69m2 - Hlebine  
Property for: Sale  
House type: detached  
Property area: 247 m<sup>2</sup>  
Lot Size: 963 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 1  
Price: 106,000.00 €  
Updated: Aug 21, 2023

#### Condition

Condition: Habitable

## Location

Country:	Croatia
State/Region/Province:	Koprivničko-križevačka županija
City:	Hlebine
City area:	Hlebine

## Additional information

Infrastructure:	Water, Electricity, Gas
Energy efficiency:	No
Garden features:	Garden house
Access with vehicle:	Car



## Heating

Central heating:	no
Heating type:	crude fuel

## Parking

Garage:	yes
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## Description

Description: For sale is a family house with a large yard and a furnished office space. The property is located not far from the center of the picturesque town of Hlebine, widely known for its painting and art colonies. Originally built in the period 1984-1988, the house underwent a major reconstruction in 1990. and by repurposing it received business space in the front part (68.95 m<sup>2</sup>). The commercial space is completely separate from the residential space, including the installations, and although it was originally intended for trade, due to the large and daylight-filled space, it is also suitable for any other type of activity (gallery / exhibition space / hair salon / office, etc.) The living space consists of a ground floor, a first floor and a furnished attic. The entrance, kitchen and dining room are located on the ground floor, while the bathroom, living room and 4 bedrooms are located on the first floor. In the attic there is another decorated room and an attic space that is used as storage. The property extends through 2 separate cadastral parcels - the parcel on which the house of 690 m<sup>2</sup> is located and the neighboring parcel of 580 m<sup>2</sup>, completely in the construction zone. In addition to the house, the property also consists of 4 auxiliary buildings of size 47 / 25 / 42 and 35 m<sup>2</sup>. The property has all the proper documentation and is free of encumbrances, and the residential and commercial premises have a separate Energy Certificate. For more information about the property, copy the link [remax.hr/300631001-148](https://www.remax.hr/300631001-148) into your internet browser. For a viewing appointment, contact your Remax Agent on 091 6547 392.

## Additional contact info

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