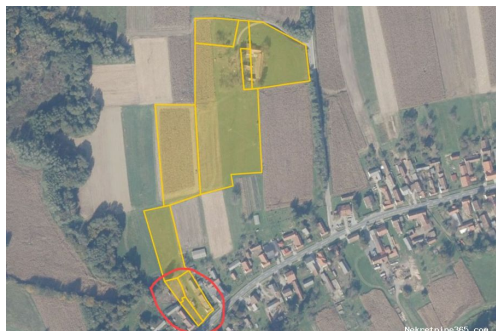


## Kuća + zemljište 34.233 m<sup>2</sup> - Koprivnica okolica, Sokolovac, House



### Seller Info

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48000

Reg No.: 61/2023

### Listing details

#### Common

Title: Kuća + zemljište 34.233 m<sup>2</sup> - Koprivnica okolica  
Property for: Sale  
House type: detached  
Property area: 110 m<sup>2</sup>  
Lot Size: 33933 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 1  
Price: 85,000.00 €  
Updated: Oct 03, 2023

#### Condition

Condition: Needs renovation

## Location

Country: Croatia  
State/Region/Province: Koprivničko-križevačka  
županija  
City: Sokolovac  
City area: Velika Mučna



## Additional information

Infrastructure: Water, Active telephone line, Electricity, IT network  
Energy efficiency: No  
Access with vehicle: Car

## Description

Description: Just a few hundred meters from the main road and ten kilometers from the center of Koprivnica, the country estate is located on a spacious 34,233 m<sup>2</sup>. Hidden among the trees and surrounded by greenery, the house and the yard seem almost like a fairy tale, and the proximity of the infrastructure allows easy access to everything one could need - although the property is hidden from view from the main road, the first shop is only 210 m away. The main road leads to Koprivnica, where the county center is located with all important facilities (hospital / secondary and high schools / shopping centers). The residential building itself is spacious (approx. 110 m<sup>2</sup>) - it has 3 bedrooms, a living room, a kitchen, a dining room and a large bathroom. In the following, there are auxiliary farm buildings, a large barn and other facilities necessary for the maintenance of the farm. Although the house needs to be arranged and modernized, it is fully habitable and is on sale furnished. The house has electricity and water, while gas runs nearby and can be connected. Certainly, the big advantage of this property is its position, but for those who are thinking about a wider business or separating the residential space from the business part, there is also the possibility of combining the existing property with additional parcels, which gives a direct exit to the main road and two different entrances to the farm. The same owners also own a property with a house for demolition and land that provides access to the main road, which is also sold separately at a price of EUR 40,000, but it is also possible to combine the same. All documentation and ownership is in order and the property is unencumbered. For more information about the property, copy the link [remax.hr/300631001-154](https://www.remax.hr/300631001-154) into your internet browser. For a viewing appointment, contact your Remax Agent on 091 6547 392.

## Additional contact info

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