

## GORSKI KOTAR Uhodani pansion blizu Fužina idealna prilika !, Fužine, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	GORSKI KOTAR Uhodani pansion blizu Fužina idealna prilika !
Property for:	Sale
House type:	detached
Property area:	474 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	280,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1923.g.
Last renovation:	2018.g.

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Fužine
City area:	Fužine
ZIP code:	51322

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
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## Description

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We are selling a well-established guesthouse, renowned for its traditional Gorski Kotar cuisine, decently equipped - an ideal opportunity for a family business with potential for expansion and growth into a family hotel! This excellent business opportunity is located in the tourist heart of Gorski Kotar, very close to Fužine and a range of attractive recreational facilities, including two lakes, an Indian village, an adventure park, a toboggan run, caves, as well as cycling and hiking trails. In the basement of the building, there are large storage rooms, and the stone used to build the house is in excellent condition, allowing for one to be converted into a tavern. In a smaller room, there are two central heating stoves, and radiators are installed in all rooms. The ground floor consists of a reception area, a small lounge furnished with love and skill (old piano, reading books, decorations), a large dining room and equipped kitchen, and two rooms (one with a bathroom, the other with just a toilet). On the first floor, there are 4 rooms, each with its own bathroom, and two additional bathrooms. The high attic is in rough construction, also with 4 rooms with bathrooms. The roof and gutters are new, as are the windows, and refreshing the walls is needed, while the installations are newer. The intermediate construction consists partly of concrete slabs and partly of beams. The property includes 1,000m<sup>2</sup> of land, a large parking lot for 15-20 cars, and two neglected outbuildings marked on the plans. The surroundings are decent and populated. It is possible to retain part of the staff to continue operations! For more information and viewing, please contact the agents: Branka Stanković, +385 99 316 1907 Alex Stanković, +385 99 794 6817 ID CODE: 15762

## Additional contact info

Reference Number: 544118  
Agency ref id: 15762