

Izuzetna Prilika: Kuća s Restoronom i Dodatnim Prostorom, Josipdol, 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
 Fax: +385 51 341 081
 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:	Izuzetna Prilika: Kuća s Restoranom i Dodatnim Prostorom
Property for:	Sale
House type:	residential-commercial
Property area:	890 m ²
Lot Size:	5122 m ²
Bedrooms:	3
Bathrooms:	2
Price:	250,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	1975
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Location

Country:	Croatia
State/Region/Province:	Karlovačka županija
City:	Josipdol
City area:	Munjava Modruška
ZIP code:	47303



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	F
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Description

Description:	Exceptional Opportunity for Business and Residential Paradise: House with Restaurant and Outbuilding Offered for sale is an impressive property that combines business excellence with spacious living space, ideal for a variety of business opportunities. This well-preserved property spans 5,122 square meters, providing an idyllic combination of business success and private life. Key Features: • Business Space: The ground floor and basement together form 322 m ² of business space, perfectly organized for catering services. The restaurant,
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kitchen, and pantry provide everything needed for business. • **Living Area:** The living area comprises an impressive 570 m², spread over three levels. The first floor offers a spacious bedroom, bathroom, dining room, kitchen, living room and gallery, while the attic offers an unfinished room with a balcony - ideal for customization according to individual needs. • **Commercial Building:** Area 122 m², includes a garage, a woodshed, a stable and a butcher's shop with an attic and a loft, providing additional space for various needs. **Additional Benefits:** • **Project Documentation:** Complete project documentation accompanies the property. • **Legalization and Energy Compliance:** The property is fully legalized and energy compliant. • **Access and Parking:** Easily accessible from the asphalt road, with a spacious open parking lot for visitors. • The boiler room, summer kitchen, refrigerator and bathroom further enrich the functionality of the basement. **Ideal Opportunity for Business and Rural Tourism:** This property offers an exceptional opportunity for catering or nursing services, and the unique location is suitable for developing rural tourism or starting a family business. Perfectly positioned for a combination of life and work, this property provides a rare opportunity to create a unique and prosperous environment. Do not miss the opportunity to become the owner of this property in Josipdol. Also the possibility of renting office space €1,500 Don't miss this opportunity, contact us with confidence and contact me today! Angela Šoda +385 91 613 0165 andela.soda@dogma-nekretnine.com ID CODE: ZG70546

Additional contact info

Reference Number: 560488
 Agency ref id: ZG70546