

## VRGINMOST, BLATUŠA - Veliko imanje s uhodanim poslom! 40 hektara zemljišta!, Gvozd, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	VRGINMOST, BLATUŠA - Veliko imanje s uhodanim poslom! 40 hektara zemljišta!
Property for:	Sale
Land type:	Agricultural land
Property area:	400000 m <sup>2</sup>
Price:	680,000.00 €
Updated:	Oct 13, 2024

### Location

Country:	Croatia
State/Region/Province:	Sisačko-moslavačka županija
City:	Gvozd
City area:	Blatuša
ZIP code:	44410



### Permits

Building permit:	yes
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### Description

Description:	<p>VRGINMOST, BLATUŠA - A large property with a well-established business! 40 hectares of land! We have for sale a wonderful estate located in the idyllic village of Blatuša, on the slopes of Petrova gora. This exceptional property entices with its rustic charm of village life and offers incredible potential for agricultural projects and the development of rural tourism. The main building, with a floor plan area of 96 m<sup>2</sup>, exudes warmth and an invitation to comfort. With four spacious bedrooms, three bathrooms and three kitchens, it provides enough space for a comfortable life for your family. Two balconies and two terraces offer a beautiful view of the beautiful nature, which is an ideal place to relax and enjoy the fresh air. In addition to the main residential building, the property includes additional buildings totaling 700 m<sup>2</sup>, providing space for various uses. A workshop, a meat drying room, an auxiliary kitchen with a fireplace and a terrace, and cattle barns are just some of the facilities that make this property functional. A large barn for cattle, a woodshed and a spacious plot of land for raising poultry open up a wide range of agricultural possibilities. The special attraction of this estate is its huge land area of 400,000 m<sup>2</sup>, including 320,000 m<sup>2</sup> of leased land. This creates endless possibilities for farming, and the possibility of additional income from land leases further increases the profitability of this offer. The property also includes a successful business that</p>
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has operated on the property for years, which sets this property apart and provides additional living and investment opportunities! With a convenient location close to primary and secondary schools, a health center and a supermarket, this property offers the perfect place for a peaceful and fulfilling life in the countryside. The possibility of buying additional land, as well as a building in the Roh-Bau phase right next to this property. An excellent opportunity for dedicated farming, raising livestock and diverse crops and producing high-quality food products. Also, the property has GREAT POTENTIAL FOR RURAL TOURISM, it is adorned with beautiful views of the slopes of Petrova Gora, and also close to Topuski with its thermal springs. For all other information, contact the agent. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28083

### Additional contact info

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