

## Ogulin, Kamenica Skradnička – Kuća s velikim zemljištem, Tounj, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Ogulin, Kamenica Skradnička – Kuća s velikim zemljištem
Property for:	Sale
House type:	detached
Property area:	178 m <sup>2</sup>
Lot Size:	11738 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	2
Price:	373,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	1980
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Karlovačka županija
City:	Tounj
City area:	Kamenica Skradnička
ZIP code:	47264

### Permits

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

### Additional information

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Description

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If you're looking for the perfect place to relax, this is an opportunity you don't want to miss! Real estate agency Kaiser Immobilien from Opatija is pleased to present this beautiful house located in the picturesque village of Kukača, not far from Ogulin. This house provides an ideal combination of comfort and natural environment, located on almost 12,000 m<sup>2</sup> of land. Main features of the property: Area of the house: 130 m<sup>2</sup> Bedrooms: 4 Kitchen with dining room Living room Bathroom: 1 WC: 1 Auxiliary building: 48 m<sup>2</sup> (3 rooms) Swimming pool: 8 x 4.2 m, with sunbathing area Barbecue and space for outdoor activities: volleyball, badminton, football, children's playground Heating: central with wood and heating oil Additional spaces: game room, room with sauna and hot tub, sauna, additional terrace. The house was built in 1980, but was completely renovated in 2017 to meet modern standards of comfort. Work is currently underway to expand the offer of the house, including a brand new game room, a room with a sauna and a hot tub, and an additional terrace. The house is surrounded by a beautiful garden, and between the main house and the auxiliary building there is a spacious swimming pool with a sunbathing area. In addition, there is space for various outdoor activities, including football, volleyball, badminton and a sand play area. This property also has commercial potential, considering that it has been very successfully rented out to tourists for 6 years. In addition, the continuous development of the entire region with regard to the needs of tourism can only make this unique investment opportunity even more profitable. If you want to have your own comfortable place in a peaceful environment in the middle of nature, this house is the ideal choice for you. For more information or to organize a tour, feel free to contact us. This opportunity is waiting only for you! Tounj: 8 km / 5 minutes Ogulin: 15 km / 20 minutes Slunj: 25 km / 30 minutes Plitnica lakes: 55 km / 60 minutes Zagreb: 110 km / 80 minutes ID CODE: 101-072

## Additional contact info

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