




## ONLY WITH US WE SELL DETACHED FAMILY HOUSES

 Galovac, Bjelovar

 **44,000 €**  
367 €/m<sup>2</sup>



Family house in the peaceful surroundings of Bilogora, near Bjelovar

In central Croatia, on the gentle slopes of Bilogora, lies Bjelovar – a peaceful and well-maintained city that offers everything you need for a quality everyday life, without the stress and hustle and bustle of big cities. A special advantage is its proximity to Zagreb, which makes it an ideal choice for those who want a balance between work and a peaceful home. The city has been developing intensively in recent years – the economy, infrastructure and entrepreneurial zones are strengthening, and large projects such as Terme Bjelovar / Wellovar are further increasing the attractiveness of this area for living and investing.



In a quiet village just six kilometers from the city center of Bjelovar, there is a charming and completely renovated family house, ideal for those looking for privacy, nature and functional living space.

The house was completely renovated last year and has 60 m<sup>2</sup> of living space, which includes:

one bedroom

a cozy living room connected to the kitchen

a modern bathroom

new joinery that ensures good thermal and sound insulation and plenty of natural light

Additional value to the property is provided by a 60 m<sup>2</sup> storage room, of which 30 m<sup>2</sup> can be converted into additional living space, bringing the total potential of the house to 120 m<sup>2</sup>.

The property is located on a plot of land of 1,000 m<sup>2</sup>, which offers numerous possibilities:

arrangement of an orchard or a larger garden

a children's playground

a zone for relaxation, socializing and spending time outdoors

Surrounded by greenery and silence, this house is an ideal choice for a small family, couples or anyone who wants a peaceful life in nature, while remaining within reach of all the important amenities of the city of Bjelovar.

FOR ALL OTHER INFORMATION CALL:

+385 98 472 349

branka.novakovic@family-nekretnine.hr

Branka Novaković Olujić

Licensed agent

## Summary

LOCATION	Galovac, Bjelovar	PROPERTY ID	3015
PRICE	44,000 €	TYPE	House
AREA	120 m <sup>2</sup>	GARDEN AREA	900 m <sup>2</sup>
YEAR BUILT	1950.	YEAR RENOVATED	2025.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	Greenery and nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-



HEATING	Wood stove	JOINERY	PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Tavern
- Terrace
- Pantry
- Garden
- Yard
- Garage
- Access road

## Infrastructure

- Electricity
- Water
- Phone line

[View original listing](#)