



BEAUTIFUL FAMILY HOUSE FOR SALE IN POŽEGA – REDUCED PRICE

Požega

180,000 €
818 €/m²



Požega is a city located in the heart of Slavonia, in the fertile Požega Valley, surrounded by hills and vineyards. Due to its rich history and cultural heritage, it is often called the "Athens of Slavonia". Its center is adorned with baroque buildings and squares that testify to the importance that Požega has had throughout the centuries.

In Požega, in a highly sought-after location, there is a family house with two separate residential units with a total area of 220m². The property consists of two floors, on the ground floor there is a spacious entrance area, a bathroom with a living room, a large open room where the kitchen, dining room and living room are located, and a hallway that leads to three



comfortable bedrooms. The second floor consists of an entrance area, bathroom, bedroom, living room, kitchen, dining room with access to a spacious balcony, and two very bright bedrooms.

In addition to the living space, the property has a large garage suitable for parking two cars, a woodshed, a terrace with a barbecue, a workshop with a wood-burning boiler, and above it there is an open terrace with additional storage rooms.

The building has been gradually and carefully renovated in the last few years, emphasizing the quality of workmanship and future comfortable living in the building. The roof structure has been changed, stone wool has been installed as sound and thermal insulation with a thickness of 15-20 cm. Thermal insulation of the external facade with a thickness of 5 cm, with the highest quality polystyrene. It is necessary to install the final layer of the facade according to the wishes of the future owner, the joinery has been replaced and a quality Austrian model of PVC profile has been installed. Aluminum shutters in anthracite color have been installed on all windows, and quality mosquito nets have been installed on each window sash in the rooms that are easy to clean and dismantle. The heating system is central wood-fired. The building ensures economical use of the same due to the below-average use of raw materials for fuel. The property is sold mostly equipped with all appliances and elements depending on the agreement with the seller.

The above-mentioned family house is a very attractive property due to its location, layout and spacious living area, which allows the future buyer to use the property for very comfortable living, even for several families due to the beautiful division of the building or offers the possibility of engaging in catering activities by renting it out with an assured return on investment.

FOR ALL OTHER INFORMATION, CALL:

+385 99 56 25 273

mislav.maricevic@family-nekretnine.hr

Mislav Maričević

Assistant in mediation

Summary

LOCATION	Požega	PROPERTY ID	3214
PRICE	180,000 €	TYPE	House
AREA	220 m ²	GARDEN AREA	414 m ²
YEAR BUILT	1985.	YEAR RENOVATED	2024.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	6
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-



PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	3 cm	ELEVATOR	-
HEATING	Central, Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Thermal insulation	ROOF	Tin Roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace
- Balcony
- Yard
- Garage
- Access road

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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