ID: 3218

FOR SALE BEAUTIFUL GROUND FLOOR HOUSE WITH SPACIOUS BUILDING LAND

Batrina, Nova Kapela

85,000 €
675 €/m^2







The municipality of Nova Kapela, located in the heart of Slavonia, offers an authentic experience of a Slavonian village, rich in tradition and untouched nature. It is located in the western part of Brodsko-Posavina County, between the cities of Nova Gradiška, Požega and Slavonski Brod, at the crossroads of the Slavonian plain and the slopes of Psunj, which gives this area a special landscape diversity.

For sale is a beautiful house in Batrina with a spacious building plot of 8562m^2 in a very beautiful location. The property consists of a beautifully decorated covered terrace which is also the entrance to it, a spacious, bright living room with dining room and kitchen, a

bathroom and a bedroom. The property also has an auxiliary room in the form of a basement which can be very suitable for storing necessary things. In addition to the main property owned, the property also has a decorated auxiliary building which can be converted into a space that will suit the future owner in the form of a social space, storage space or additional living space, and a canopy which serves as a garage.

The house is equipped with gas central heating and an additional fireplace in the living room. Due to its excellent external thermal insulation, we have extremely low heating costs, and the high-quality double-layer PVC joinery also contributes to this. The building has ceramic and laminate flooring. The property also has its own collection pit.

The aforementioned building is a very interesting property due to its location, large area, which is entirely in the construction zone, and offers the future owner the opportunity for very comfortable family living or the possibility of expanding the existing building. There is also the possibility of building new buildings due to its extremely large area.

FOR ALL OTHER INFORMATION, CALL:

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Assistant in mediation

Summary

LOCATION	Batrina, Nova Kapela	PROPERTY ID	3218
PRICE	85,000 €	TYPE	House
AREA	126 m²	GARDEN AREA	8,436 m²
YEAR BUILT	1968.	YEAR RENOVATED	2022.
ORIENTATION	Northwest	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Gas stove, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Gas
- Phone line

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