





# A HOUSE FOR A PEACEFUL LIFE IN THE HEART OF NATURE

 Sirova Katalena, Đurđevac

 **50,000 €**  
625 €/m<sup>2</sup>



At the border of three counties, on the gentle and green slopes of the forested Bilogora, lies the village of Sirova Katalena, a place where time flows more slowly, and everyday life is filled with peace, nature and the simple pleasures of life. Surrounded by orchards, gardens and a quiet landscape, this is an environment that offers a true retreat from the hustle and bustle of the city, while remaining excellently connected, only 9 kilometers from Đurđevac and 19 kilometers from Bjelovar.

This cozy and authentic house is located in such an environment, ready to move in and live without additional investments. The last renovation in 2024 brought a new level of comfort:



renovated installations, a modern bathroom, a new kitchen and refreshed flooring, which retained the original character of the home, but with contemporary functionality.

The first impression begins with a covered terrace, a place that naturally invites you to have a morning coffee, an evening break or socializing with family and friends. From the courtyard side, you enter a warm and welcoming lobby, a space that exudes a homely atmosphere and offers the possibility of a relaxed stay. The house has a simple and practical layout: facing the road is a spacious, bright bedroom with a wooden floor that gives the space a special warmth. From the lobby, you access a smaller bedroom and a kitchen connected to the dining room, the heart of the home, where everyday life takes place naturally. Behind the kitchen is a bathroom with natural lighting, while wooden stairs lead to the attic, which opens up additional possibilities for decoration according to your own wishes. The floors are covered with a plank floor, the living openings are equipped with wooden joinery, while the heating system is regulated by a wood-burning stove.

This property also has a rich economic part. A pantry, a barn and a stable continue next to the house, creating a whole that offers various possibilities for storage, a workshop or a small agricultural activity. A detached piggery further expands the potential of the property and awaits a new purpose, depending on the needs of the future owners. There is also a garage, a cornfield and an orchard behind the house, as well as a space ideal for gardening, perfect for those who want to enjoy their own freshly picked fruits.

This property is not just a house, it is an opportunity for a different way of life. Whether you are looking for a warm home for a small family, a weekend oasis to escape the city or a place to reconnect with nature, you will find exactly that here: peace, space and authenticity.

For all additional information and to arrange a viewing:

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## Summary

LOCATION	Sirova Katalena, Đurđevac	PROPERTY ID	3293
PRICE	50,000 €	TYPE	House
AREA	80 m <sup>2</sup>	GARDEN AREA	2,480 m <sup>2</sup>
YEAR BUILT	1932.	YEAR RENOVATED	2024.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	8



POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	Garage, storage room, barn, stable
CEILING HEIGHT	240 cm	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden, Very good
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Ship floor
FACADE	Very good, Excellent	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

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

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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