



## Luxury 5 Bed Holiday Home For Sale in Budinscina Croatia



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 499,990

#### Location

Pays:	Croatie
Adresse:	Zajezda 130a
Indicatif régional:	49284
Soumis:	15/10/2024

#### Description:

Luxury 5 Bed Holiday Home For Sale in Budinscina Croatia

Esales Property ID: es5554335

Zajezda 130a

BUDINŠĆINA

49284

Croatia

Holiday accommodation, Croatia – Krapina-Zagorje (Budinščina), built in 2008, renovated in 2020, GF+1+A, without elevator, total area 407.95 m2, net area 342.80 m2, land 8,620.00 m2. Price: EUR 595,000.



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Near Varaždin, in Ivanec, in a beautiful, idyllic location, surrounded by woods, meadows and two mountain streams, we sell a holiday house with a swimming pool and ancillary facilities on a plot of 8,620 m<sup>2</sup>. The land is flat and landscaped with several ancillary buildings (for living or as storage) and an outdoor natural swimming pool (approx. 12×7 m). The property is currently used as a renowned yoga centre.

The main building was built in 2008 and completely renovated in 2020 (new installations, electricity, water, central underfloor heating, new furniture...).

The main building covers an area of 342,80 m<sup>2</sup>. The ground floor of 187,75 m<sup>2</sup> comprises entrance hall, kitchen, yoga room, large room with open fireplace, two toilets (M/F), bathroom with shower, cloakroom and boiler room. The first floor of 155,05 m<sup>2</sup> comprises one double room, two triple rooms, a bedroom with eight beds, a bathroom with four showers and four washbasins, three WCs and a common living room.

The 35,00 m<sup>2</sup> ancillary living accommodation comprises a kitchen with dining area and living room, bathroom with WC, gallery bedroom, outdoor covered terrace.

On the plot there is an additional ancillary building, currently used as a woodshed, measuring 15,33 m<sup>2</sup> and having the possibility of conversion into additional living quarters, with an ancillary building measuring 14,82 m<sup>2</sup>, used for storage of tools and equipment.

Costs depend on consumption (heating – underfloor and electric heating, water, electricity, rubbish collection, internet, etc.).

The property is registered in land registry and free of encumbrances.

## ABOUT THE AREA

Budinscina is a region in Croatia, located in the northeastern part of the country. Bordering Hungary and Slovenia, this picturesque area offers a unique blend of Croatian and Hungarian influences, making it a fascinating destination for travelers seeking off-the-beaten-path experiences.

The region is known for its rolling hills, lush forests, and picturesque villages. Visitors can explore the charming towns of Čakovec, Donji Kraljevec, and Kotoriba, each with its own distinct character and history. These towns offer a glimpse into traditional Croatian culture, with their cobblestone streets, historic buildings, and lively markets.

One of the highlights of Budinscina is its rich cultural heritage. The region has a strong Hungarian influence, which is evident in its architecture, language, and traditions. Visitors can experience this cultural diversity by attending local festivals, sampling traditional cuisine, and exploring the region's many museums and galleries.

For nature lovers, Budinscina offers plenty of opportunities for outdoor activities. The region is home to several parks and nature reserves, where visitors can hike, bike, or simply enjoy the peaceful



surroundings. The Mura River, which forms part of the Croatian-Hungarian border, is a popular destination for fishing and boating.

## MAiN FEATURES:

- \* 343m<sup>2</sup> of living space
- \* 8620m<sup>2</sup> plot
- \* 5 Bedrooms ( 16 Beds in total )
- \* 4 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Commun**

Chambres:	5
Salle de bains:	4
Pied carré fini:	343 m <sup>2</sup>
Dimesions du lot:	8620 m <sup>2</sup>

### **Utility details**

Heating:	Oui
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### **Building details**

Building Amenities:	Elevator
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.180.867
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