



## Podgorje Bračevačko: Idyllic cottage of 488 m<sup>2</sup>, near Lake Borovik.



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 441,549.01

### Location

Pays:	Croatie
État/Région/Province:	Osječko-Baranjska Zupanija
Ville:	Osijek
Soumis:	17/03/2025

### Description:

Podgorje Bračevačko, an idyllic weekend cottage with an orchard and stunning views, nestled in the heart of unspoiled nature, just 3 km from Lake Borovik, which is set to become a true oasis for swimming and recreation enthusiasts. This spacious property, with a surface area of 488.54 m<sup>2</sup>, spans three levels: basement, ground floor, and attic, offering the perfect combination of modern comfort and natural beauty. In 2023, the cottage was further enhanced by the construction of a canopy that now adorns the expansive terrace, ideal for relaxation and enjoying the breathtaking surroundings. Additionally, there is a charming orchard on a generous 4,654 m<sup>2</sup> of land, filled with a variety of fruit trees: plums, pears, apples, blackberries, grapes, josta, medlar, quinces, apricots, figs, and even lavender and bay leaves – a perfect haven for nature lovers and those who enjoy homegrown fruit. The yard also features a gazebo with a built-in stone grill, ideal for gatherings and enjoying long summer evenings. The cottage has been meticulously built with a focus on quality insulation – glass wool has been installed between the bricks and the roof, ensuring optimal thermal regulation throughout the year. The interior exudes style and functionality, with underfloor heating in the kitchen, storage room, hallway, and bathroom on the ground floor, while central heating powered by wood adds to the cozy atmosphere during the winter months. The floors are covered with quality ceramic tiles and industrial laminate, ensuring durability and easy maintenance. Beside the house, there is a practical well and an outdoor faucet, making it easier to maintain the large garden and yard. This property offers not only a home but also a true paradise for nature lovers and those seeking tranquility. The view from the cottage is simply breathtaking, and the spacious land along with the beautifully arranged orchard creates an ideal environment for relaxation and escape from the hustle and bustle of everyday life. For more information, please inquire....



For this property contact our agent on telephone number +385 99 751 0190.

More on Eurovilla.hr, ID: 680801

Direct link: <https://eurovilla.hr/en/property/podgorje-bracevacko-idyllic-cottage-of-488-m2-near-lake-borovik/680801/>

## Commun

Dimesions du lot: 488.54 m<sup>2</sup>

## Room details

Total rooms: 8

## Building details

Nombre de pieds carrés: 3

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/LFVL-T18294/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T18294/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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