



OTOČAC, SKARE – Ein wunderschönes Anwesen mit Pferderanch



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 250,000

Location

Country: Croatia
State/Region/Province: Licko-Senjska Zupanija
City: Otočac
Posted: Mar 19, 2024

Description:
Location: Ličko-senjska županija, Otočac, Otočac.

OTOČAC, SKARE - A beautiful property with a horse ranch

A horse ranch with a total area of 3700 square meters in a beautiful landscape of Lika-Senj. The plain has a very pleasant mild climate with a breathtaking view of the Velebit mountains, 50 minutes to the sea, 50 km to the Plitvička Jezera waterfalls, 10 minutes to the Gačka river, which is known for canoeing and fishing.

The surrounding fields and paths are suitable for beautiful horse rides. The house was newly renovated inside to a very high standard, small, fine and very comfortable. The covered terrace and a large paved forecourt with a barbecue provide a beautiful view of the pasture. The property is currently used as a private ranch and features a professionally stable built in 2022 by Schramek and Schramek for three horses (room for a fourth stall available) with a tack room, hot water connection and a horse washing area. All gardening and building utensils can be stored in the tool shed. The newly built building next to the stable, finished in 2024, has a garage, hay storage, beautiful sun deck and a room with a view of the complex. These buildings are connected by paved paths. The pasture area is surrounded by an electric fence. The 18 x 18meter lunging and riding arena has a first-class drainage area and can therefore be used in any weather. The property is fully fenced. There is also an old stone water cistern on the property.



The house consists of an entrance hall, storage room, a bathroom with shower, a kitchen-living room and a small living room. On the first floor there are two bedrooms and plenty of storage space. Heating is with pellets. Since the house is very well insulated and all the windows are new (some have mosquito protection), pellet consumption is very low. There are two ruins on the property, which represent an excellent opportunity to build additional houses, for example for tourist purposes.

The high-quality kitchen with induction stove, Bosch steam extractor integrated into the stove, dishwasher and the custom-made furniture in the bathroom must be taken over for an additional Euro 10,000.

Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 28566

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Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	70 sq m

Room details

Total rooms:	5
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Building details

Number of Garages:	1
Number of Floors:	1

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/IOUL-T15147/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	487181
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