



## Excellent Plot of land & Vineyard for sale in Mitrovac Croatia



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 60,000

### Местоположение

Страна:	Хорватия
Адрес:	Novi Mitrovac
Добавлено:	19.01.2024

Описание:

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Esales Property ID: es5553993

Mitrovac

34340

Croatia

A Sun-Kissed Haven in Croatia: Unveiling the Potential of Mitrovac's Vineyard Dream

Nestled amidst the idyllic 2 hectares of land in Mitrovac, Croatia, lies a hidden gem waiting to be unearthed. More than just a property, this offering presents a unique opportunity to embrace rustic charm, cultivate a passion for viticulture, and soak in the breathtaking beauty of Papuk Natural Park.

Unleash the Vine Enthusiast Within:



\* 10,000 grapevines beckon, whispering promises of bountiful harvests and handcrafted wines. Imagine cultivating your own grapes, learning the secrets of the land, and crafting bespoke vintages that reflect the golden terroir of 'valis aurea.'

\* Potential expansion: With ample space, consider expanding the vineyard, diversifying grape varieties, or even experimenting with organic farming practices to cater to a growing and discerning market.

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Embrace Rustic Charm and Tranquility:

\* A 100-square-meter house: Though modest, it offers a cozy haven nestled amongst the vines. The furnished ground floor provides immediate comfort, while the unfurnished upstairs serves as a blank canvas for your creative vision.

\* Nature's embrace: Breathe in the fresh air and reconnect with nature, with Papuk Natural Park just a stone's throw away. Explore hiking trails, discover hidden waterfalls, and immerse yourself in the serenity of the Croatian countryside.

Sustainable Solutions for a Sun- Kissed Paradise:

\* Go solar: The lack of electricity presents an opportunity to embrace sustainable living. With the sun-drenched location, installing solar panels could power your home and vineyard needs, creating a truly self-sufficient haven.

\* Respect the land: Implement eco-friendly practices in your viticulture, minimizing environmental impact and ensuring the land's continued bounty for generations to come.

Beyond the Vines:

\* Transform the house: Expand the living space, add a terrace overlooking the vineyard, or create a charming guest house to welcome fellow nature lovers and wine enthusiasts.

\* Explore your passions: This haven can be more than just a vineyard. Host wine tastings, workshops on organic farming, or art retreats inspired by the natural beauty.

An Investment in a Lifestyle:

For 60,000 euros, this Mitrovac property offers more than just bricks and mortar. It's an invitation to a simpler life, a chance to reconnect with nature, and a platform to cultivate your passions. Whether you're a seasoned viticulturist, a dreamer seeking a rustic escape, or an eco-conscious entrepreneur, this golden valley holds the potential to blossom into your own slice of Croatian paradise.

About the Area

Mitrovac: Unveiling Croatia's Golden Gem beyond the Vines

While the 10,000 grapevines and charming house in Mitrovac are undoubtedly enticing, the surrounding area itself deserves a spotlight. Nestled within the Požega-Slavonia region, Mitrovac is more than just a



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vineyard haven – it’s a gateway to an authentic Croatian experience, steeped in history, natural beauty, and culinary delights.

### A Tapestry of History and Culture:

- \* Roman whispers: The name 'Mitrovac' itself whispers of ancient grandeur, echoing its Roman past. Nearby Roman ruins speak of a rich heritage, inviting you to explore forgotten empires and delve into Croatia’s captivating history.
- \* Medieval charm: Take a stroll through the cobbled streets of nearby Kutjevo, a charming medieval town adorned with quaint houses and a fortress that whispers tales of knights and chivalry.
- \* Folklore’s embrace: Immerse yourself in the vibrant local culture, where traditional folk music floats on the breeze and colorful festivals celebrate age-old customs. Experience the warmth and hospitality of the Croatian people, who will welcome you with open arms.

### Nature’s Playground:

- \* Papuk’s emerald embrace: Step into the enchanting embrace of Papuk Natural Park, just a stone’s throw from your vineyard. Hike through pristine forests, discover hidden waterfalls, and breathe in the invigorating air as you climb panoramic peaks.
- \* Danube’s majestic flow: Sail down the mighty Danube River, its blue waters reflecting the sun-drenched landscape. Cast your line and reel in fresh catches, or simply marvel at the serene beauty of this iconic waterway.
- \* Thermal bliss: Pamper yourself in the natural thermal springs scattered throughout the region. Let the warm waters soothe your soul and rejuvenate your spirit.

### A Culinary Adventure:

- \* Flavors of 'valis aurea': Indulge in the region’s unique cuisine, where the bounty of the 'golden valley' takes center stage. Savor rich stews cooked over open fires, fresh cheeses made with local milk, and delectable pastries drizzled with honey.
- \* Wine’s liquid tapestry: From robust reds to crisp whites, the wines of Požega-Slavonia are a testament to the region’s fertile soil and passionate winemakers. Raise a toast to your new life in Mitrovac with a sip of locally crafted perfection.
- \* Culinary exploration: Venture beyond the vineyard and discover hidden gems – charming cafes serving homemade pastries, family-run taverns offering traditional fare, and vibrant markets overflowing with fresh produce.

### Accessibility and Convenience:

- \* Airports at your fingertips: Two international airports, Osijek Airport and Zagreb Airport, lie within easy reach, ensuring comfortable travel connections to the rest of the world.
- \* Charming connections: Explore nearby towns and cities like Osijek, known for its Baroque architecture and vibrant cultural scene, or venture further afield to discover the wonders of Croatia’s Dalmatian coast.

Mitrovac isn’t just a land of vines; it’s a gateway to a world of possibilities. Embrace the history, explore



the natural beauty, and savor the culinary delights – all within reach of your rustic haven. Come, lose yourself in the golden allure of 'valis aurea' and discover the magic that awaits in Mitrovac, Croatia.

## Main Features

- \* 20000m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Общие

Готовые кв.м.: 20000 кв м  
Площадь участка: 20000 кв м

## Rental details

Furnished: да

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: [https://www.youtube.com/embed/YCrmh6i590w?version=3&rel=1&showsearch=0&showinfo=1&iv\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/YCrmh6i590w?version=3&rel=1&showsearch=0&showinfo=1&iv_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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