



## GORSKI KOTAR, FUŽINE - detached house with garden



### Emlakçı Bilgisi

|             |  |
|-------------|--|
| İsim:       | ArKadia  |
| Şirket Adı: |  |
| Ülke:       | United Kingdom   |
| Telefon:    |  |
| Languages:  | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 408,930.13 |

### Konum

|                      |  |
|----------------------|--|
| Ülke:                | Croatia                                      |
| Eyalet/Bölge/ Şehir: | Primorsko-Goranska Zupanija                  |
| Şehir/İlçe:          | Fuzine                                       |
| Yayınlandı:          | 03.07.2025                                   |
| Açıklama:            |  |
| Location:            | Primorsko-goranska županija, Fužine, Fužine. |

### GORSKI KOTAR, FUŽINE - detached house with a garden

In a quiet part of Fužine, right next to the forest, yet close to the center, is this charming detached house on three floors, full of potential for family life or the development of tourist and catering facilities. The perfect combination of privacy, nature and urban facilities makes this property a unique opportunity. The house with a total area of 255 m<sup>2</sup> consists of three floors: basement, ground floor and first floor. It is surrounded by a green garden and a garden of 800 m<sup>2</sup>, with as many as four parking spaces. The roof is new, built in 2021, while the facade is in excellent condition and requires only minimal refreshment. First floor - fully renovated apartment of 85 m<sup>2</sup> Three bedrooms, living room with kitchen, two toilets High-quality custom-made furniture Parquet floors, central heating and pellet stove Ready to move in without any investment Ground floor - two apartments: One apartment of 45 m<sup>2</sup>: living room, kitchen, bathroom and bedroom (for minor adjustments) Second apartment of 35 m<sup>2</sup>: open space in the renovation phase, with great potential Behind the house there is a veranda at the height of the first floor, ideal for conversion into a balcony overlooking the forest - the perfect place for morning coffee or relaxation in nature. Basement – 85 m<sup>2</sup> with already started renovation into a catering and tourist space: Closed stone tavern – ideal for a wine tasting room, small restaurant or family gathering New floors, installations, beams, ceiling, insulation, pellet stove Separate entrances – possible multiple uses (catering, duplex apartment, studio...) 4 private parking spaces Nearby: forest, park, school, kindergarten, bank, lake... This property offers incredible flexibility: you can turn it into a family house with several residential



units, a small tourist facility or a combination of private and business space. The upper furnished floor is currently rented, so the future owner can certainly take over the established rental business. Location: Quiet street almost in the very center of Fužine, just a few minutes walk from all amenities. Ideal for those looking for peace, nature, but do not want to be far from civilization. **PROPERTY WITH HUGE POTENTIAL AND EXCEPTIONAL LOCATION!** For additional information and viewing, please feel free to contact us. Your new home – or business opportunity – may be right in the heart of Gorski Kotar. The village of FUŽINE is located at 730 meters above sea level. The climate is a continental variant of the Mediterranean with particularly beautiful spring, summer and autumn and snowy, often long winters. The average annual air temperature is 7.6 degrees Celsius. In summer, temperatures rarely exceed 30°, and warm nights are almost nonexistent. Therefore, the climate in summer is extremely pleasant, as are the stable winter days with plenty of snow. Fužine is known for its clean mountain air, which is tirelessly cared for by the bora, which is the prevailing wind for anticyclones. From the surrounding peaks (Bitoraj 1385 meters, Viševica 1428 m, Tuhobić 1106 m, Preradović 885 m) there are beautiful views of the picturesque forested areas of Gorski Kotar and the surrounding area: lakes, the villages of Vrata, Lič and Fužine, the karst Lika field, but also the sea, the coast and the Kvarner islands. You will always find something for yourself in Fužine. The summer months are reserved for active outdoor activities, while the winter months are particularly notable for the New Year's concert of the Wind Orchestra as well as the original Farewell to the Old Year in the open air, every December 31st at noon.

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|        |                  |
|--------|------------------|
| Durum: | Must be reformed |
| Yıl:   | 1908             |

### Genel Bilgiler

|                   |        |
|-------------------|--------|
| Yatak odası:      | 5      |
| Banyo:            | 4      |
| Bitmiş metrekare: | 255 m2 |
| Arazi Büyüklüğü:  | 800 m2 |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

### Building details

|             |      |
|-------------|------|
| Parking:    | Evet |
| Kat Sayısı: | 1    |



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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

[http://www.arkadia.com/IOUL-T21936/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T21936/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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