

# House

Ličko Lešće, Otočac, Zagreb and  
Slavonija



<b>Ref</b>	RE-U-26583
<b>Type</b>	House
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Ličko Lešće, Otočac
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	60 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 215 000

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Wonderful wooden house in nature with swimming pool, near the river!

Total area is 60 sq.m. Land plot is 1000 sq.m.

charming house nestled in the picturesque Gacka Valley in Ličko Lešće. The ground floor of the house features a kitchen, dining room, and living room, while the first floor offers a bedroom that sleeps four, complete with balcony access, as well as a bathroom. The outdoor area comprises a relaxation zone equipped with sun loungers, a swimming pool, an outdoor shower, swings, a barbecue grill, and badminton equipment. The property is sold fully furnished and also includes approximately 1000m<sup>2</sup> of building land. This well-established tourist house is situated in the Gacka Valley.

The landscape is dominated by the Gacka River, which springs at one end of the field and disappears at the other. Gacka is the third-longest sinking river in the world and, due to its gentle gradient, flows peacefully and meanderingly.

The water of the Gacka River is exceptionally clean and rich in oxygen.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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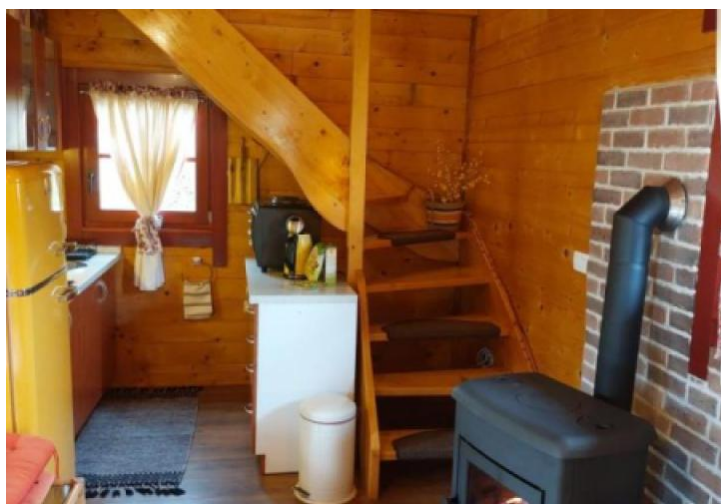


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