

# FAMILY HOUSE IN LUDBREG

## RESIDENTIAL

Croatia, Varaždinska Županija, Ludbreg 42230

REF. 9112170089

A detached house for sale in Ludbreg at the address Martinić 60, Mali Bukovec, with a net usable area of 134 m<sup>2</sup> and a garden area of 1302 m<sup>2</sup>.

The property was built in 1955. on the main road and consists of a ground floor and a basement. On the ground floor of the house there are two rooms, a kitchen, a living room, a bathroom and a hallway.

The foundations are made of concrete and the walls are made of NF bricks, the mezzanine structure is a wooden beam. The roof is covered with tiles, the carpentry is wooden. The property has electrical installation, water supply and sewerage, and the heating is local, wood-fired.

The property is poorly maintained and additional investments are required for proper use and use.

It is registered in the Civil Registry and the cadastre, while the building permit for the house does not exist, but since it was built before 1968. it is possible to obtain a use permit.

The property is connected to the city's electricity, water, sewage and telephone networks.

The owner acquired the property in foreclosure



proceedings and the process of acquiring the property is currently underway.

The stated price is informative and does not represent a binding condition for concluding a contract at the stated price.

This ad is not an offer to conclude a sales contract, but every interested person should send their offer to buy real estate.

If you are interested in the property in question, you can forward your offer to e-mail: offers-CRO@aps-holding.com.

## PROPERTY DETAILS

- Building size: 132 sqm
- Total land size: 1 302 sqm
- Plot numbers: 214/1  
214/2  
215/6

## UTILIZATION POSSIBILITIES

- Residential

## PLOT TYPE AND ZONING DETAILS

- Residential Area

## SALE PRICE:

**14 000 EUR**