

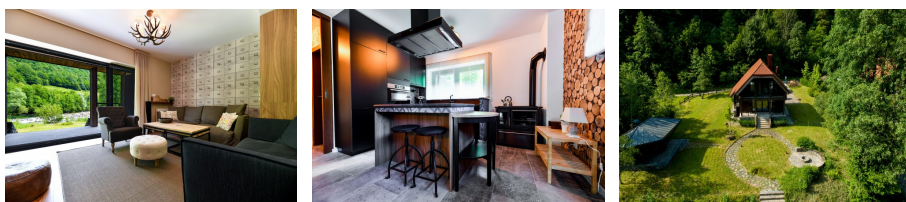
## Croatia – Beautiful Villa on the Banks of the Kolpa River

620.000 €



### Property details

Type:	House
Bedrooms:	2
Land included:	1.199 m2
Size:	171,85 m2
City:	Goršeti
Renovated:	2016



### Description

Set beside the picturesque Kolpa River in the heart of the Gorski Kotar region, this attractive two-bedroom villa offers privacy, comfort, and an exceptional natural setting. Suitable as either a permanent residence or a holiday home, the property also presents an excellent opportunity for those considering holiday rentals.

Located in a small village with only a handful of houses and no permanent residents, the villa enjoys a peaceful setting with just one neighbouring property visible, providing a rare sense of tranquillity and seclusion.

The ground floor features a spacious open-plan kitchen, dining, and living area centred around an elegant three-sided fireplace. The fully equipped kitchen flows seamlessly into the dining area, which includes a dining table, chairs, and a built-in bench. The comfortable living area offers ample seating and a TV, creating an inviting space for everyday living and entertaining.

From the living area, there is direct access to a balcony overlooking the rapids of the Kolpa River. This floor also includes a guest toilet and built-in wardrobes in the hallway.

Upstairs are two well-appointed bedrooms, both with access to a shared balcony with seating and beautiful river views. A spacious bathroom with a shower, bathtub, and double sink completes the first floor.

The basement level offers excellent additional amenities, including a pellet-fired central heating system, a gym, a sauna, a shower room, and plenty of storage space.

The outdoor area is equally impressive, featuring a large covered terrace with a brick fireplace, outdoor kitchen, fitted kitchen units, and a jacuzzi, providing an ideal setting for outdoor dining, relaxation, and entertaining throughout the year.

Surrounded by unspoilt natural beauty, this property is perfectly positioned for enjoying the many outdoor activities available in the area, including hiking, canoeing, stand-up paddleboarding (SUP), cycling, and exploring the spectacular landscapes of Gorski Kotar.

Combining privacy, comfort, and a unique riverside location, this villa represents an excellent lifestyle and investment opportunity in one of Croatia's most beautiful natural regions.