

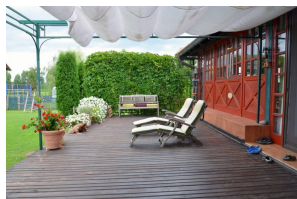
## Ljubljana Area – Superb estate close to the city center

1.600.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	19.400 m2
Size:	207 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	2002



## Description

This amazing property of 19.400 m2 is located only 10 minutes drive from the city center, in the lovely landscape of Ljubljansko barje Park

At the entrance to the estate there is a large courtyard with carport for several vehicles.

This very attractive family home is set away from the road, offering its residents full privacy in lovely natural surroundings. The house is architecturally designed and built with high quality materials, equipped with custom-made furniture and naturally in keeping with the environment.

It comprises a large and bright open plan living room connected with the kitchen & dining area with access to the terrace & garden, office room, 3 bedrooms, 2 bathrooms, a toilet and a large basement (additional 120 m2) with service areas.

Set in a beautiful landscaped park and garden there is an elegant swimming pool with a pavilion. Next to the garden there is a charming renovated hayrack converted into a living area. By the river the owners arranged a pavilion and berth that extends over the water. Stunning location surrounded by nature, not far from all the necessary infrastructure (city bus station, shopping center, access to the highway, ...) and city center.

On the building part of the property is possible to build additional residential facilities.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT