

## Ljubljana area – Luxury house in a natural setting

499.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	1622m <sup>2</sup>
Size:	250m <sup>2</sup>
Region:	Ljubljana & Surroundings
City:	Kresnice
Built:	2015



## Description

In an excellent location in Ljubljana surrounding, this beautiful house offers lots of privacy.

The concept of the house has been carefully planned and the property offers everything one needs for a comfortable life surrounded by the beauty of nature. There are spectacular views towards the mountains on one side and the meadows on the other.

The house was built with high quality and carefully selected materials like bamboo and oak parquet. It was built with the highest modern standards, which include heating with a heat pump, 2 fireplaces and outstanding custom-made equipment. Price includes quality made and sophisticated furniture with lots of style.

The house is in size 250sqm and has 3 floors.

### Arrangement:

Ground floor consists of large hall with wardrobe, service area, utility, multipurpose room for fitness with panoramic glass wall in sliding doors with access to the sunny terrace. There is also a separate apartment with its own entrance in size approx. 30sqm that has a kitchen, living room and bathroom with sauna.

The first floor is accessible from the parking space and consists of living room area with kitchen and dining room, bathroom and bedroom with access to the terrace in size of 80 sqm.

The loft has high ceilings (3,20m) and consists of a larger bathroom with massage tub, two larger bedrooms and living room area with fireplace.

The house is standing on a big plot in size of 1.622 sqm. There is also a creek on the property.

The idyllic surroundings of the house with many gardens, orchards and meadows offer ideal opportunities for walks and various sports activities such as cycling, mountain biking trails and hiking. It will excite all lovers of nature.

This quality built and stylishly decorated house is discretely positioned in its lush environment, 20 km from highway. All infrastructure is nearby.

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