

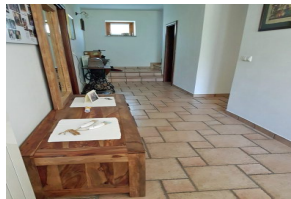
## Karst region – Fantastic, traditional style house in The Karst region

1.051.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	1728m2
Size:	236,20m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Opatje Selo
Built:	2004



## Description

This is a very nice and traditional style house in Karst region style. The property is located at the end of the village. The village is peaceful and situated in the beautiful Karst landscape. Both the house and plot of land are south facing, ensuring plenty of sunlight throughout the day. Summers here are warm and the winters are mild.

The house was built in 2004 and is well maintained. The materials used are high quality. The house has an alarm system, audio and video surveillance system.

The house has three floors. The property features on the ground floor: hallway with entrance area and a staircase to the upper floor, kitchen, dining room area, living room, bathroom, toilet, a garage, utility, pantry, heating room, bicycle storage area and additional area currently used as a workshop.

On the first floor there are three bedrooms, the master bedroom has a walk in closet, bathroom, toilet and a hallway with staircase.

In the basement, there is a wine cellar with an area to host guests or to organize picnics and parties with access to the garden area.

From the terrace, you can enjoy great views and enjoy the sun. In the garden, there is a woodshed and a water fountain.

Lovely garden offers terrific space for spending time outside. The courtyard is gated and offers privacy. In the courtyard, there is plenty of space for parking.

The surrounding area is intermingled with walking and horse-riding trails. The entire infrastructure is located within 1-8 km. The village is located 2km from the Italian border.

Ljubljana 110km ,Trieste (Italy) 40km Venice (Italy) 140km (2 hours). To the airports: Ljubljana-Brnik 131km (1 hours 25 min), Trieste-Monfalcone 16km , Venice 129km. To the nearby Marinas: Porto Piccolo (Italy) 20km, Izola (Slovenia) 70km Portorož (Slovenia) 79km (1 hour 10 min).

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