

Karst region – Two charming houses with amazing views and spectacular sunsets

1.200.000 €



Property details

Type:	House
Bedrooms:	7
Land included:	21.236 m2
Size:	711,60 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Štanjel
Built:	1900
Renovated:	2010



Description

This is a unique estate of 21,236 sqm of private land comprising a renovated farmhouse, which is now a single-family house with business and a gallery and a newer two-apartment house with a swimming pool, large garden or lawn and access to the forest. It is currently used as an accommodation facility, for rental tourist purposes with a separate owner-occupied apartment, but it could also be easily used as two separate private houses.

The estate comprises a one-apartment house with a separate owner's apartment and a business part in which there is a larger apartment for 5 people and a gallery, and an additional two-apartment house in which there are 2 separate apartments. Next to the house is a swimming pool. From all rooms there is a beautiful view of the beautiful vine valley known as Karst.

House 1

The building consists of three parts, namely a one-dwelling house, a business rental part and a gallery.

The detached house was built in 1900 and renovated in 1946 and 1997. It offers an owner-occupied apartment. It has 4 floors. The basement comprises a basement and storage. On the ground floor there is a bathroom with a toilet plus an internal passage to the ground floor of the business rental part and an entrance hall. On the other side, there is a kitchen with dining room, living room, and terrace. The floor above the first ground floor comprises a hallway, toilet, bathroom and bedroom. The floor above the second ground floor comprises a staircase, two bedrooms and a balcony.

The attic part extends over the entire part, which also has a standing height where there can be an office or additional bedrooms.

The second set is the business rental part with a separate entrance. This part was built in 2010. Access through the garden and from the parking lot via a staircase with a covered terrace. On the terrace, you can enjoy beautiful views and sunsets. The building comprises an engine room and a compensation pool in the basement. On the ground floor, there is a wellness, wardrobe area, toilet, multipurpose room, utility or laundry, service area and woodshed / bicycle shed. The first floor comprises a kitchen with dining area and living area, two bathrooms, two bedrooms, hallway, pantry, terrace, balcony and external staircase.

The third set represents the gallery part. The building was built in 1900 and completely renovated in 2003. The gallery comprises a ground floor exhibition space, a staircase to the upper exhibition space or studio and a balcony.

House 2

The house built in 2006 consists of two separate apartments; the one on the north floor consists of a kitchen with dining room and

living room, terrace, toilet, entrance and hallway with a staircase to the upper floor where there are two bedrooms, bathroom, hallway and balcony. The balcony offers beautiful views of the wine-growing area, and on the terrace, you can enjoy pleasant evenings with good company and a glass of good wine.

In the part of the house to the south there is a kitchen on the ground floor with dining room and living room, terrace, toilet, entrance and hallway with a staircase to the upper floor where there are two bedrooms, bathroom and balcony.

In the middle part, there is a heating room.

In the garden, there is a swimming pool, perfect for enjoying the hot summer days or sitting by it. The pool is 8 x 3.5 m in size and has a sliding roof.

The estate also includes a garden where there are many interesting flowers and shrubs and a large enough space for a vegetable garden to grow your own crops.

The whole estate is located in a beautiful location where you can enjoy complete peace and quiet, without passing roads and traffic.

At the end of the meadow is a forest where you can spend time in complete silence and the embrace of nature.

The property offers a view of the beautiful Štanjel and promises beautiful sunsets.

All infrastructure is in the immediate vicinity or at a distance of 20-30 minutes. Trieste Airport 35 km, Venice Airport 150 km, Ljubljana Airport 109 km.

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