

## Brežice surroundings – Large estate with a beautiful house and a profitable tree plantation in Sela pri Dobovi

859.000 €



### Property details

|                |                                    |
|----------------|------------------------------------|
| Type:          | House                              |
| Bedrooms:      | 2                                  |
| Land included: | 10.900 m <sup>2</sup>              |
| Size:          | 295 m <sup>2</sup>                 |
| Region:        | Dolenjska (e.g. Novo mesto, Krško) |
| City:          | Dobova                             |
| Built:         | 2003                               |



## Description

It is an luxurious residential house, built in 2003, 295 sqm with 10,905 sqm of land, located in Sela pri Dobovi near Brežice.

The house is designed on three floors.

On the ground floor there is a large kitchen with dining area, spacious living room, with open high ceiling, access to the terrace and a view of the pond and a separate master bedroom with bathroom.

In the attic, there is access to the gallery, living area space, bedroom with balcony and bathroom.

In the basement there is a large garage for four cars, a laundry room and a well-kept farmhouse for guests.

The property has several wooden sheds for storing tools and a multi-purpose metal carport.

The house is high end, built as an energy efficient house. It has all the connections like electricity, public water supply, telephone, optic fibre, intercom and video surveillance.

The house is sold furnished. Exterior windows are triple-layer glazed and provide the best protection thermal and sound insulation. The house uses renewable energy sources, as a ground-to-water heat pump is installed for the needs of underfloor heating and domestic hot water preparation.

The property is horticulturally arranged with an irrigation system and surrounded by a fence. In one part, there is a plantation of about 200 two-year-old Paulownia Bellissima trees, which generates a substantial profit every eight years.

The estate has a swimming pond with a pier, a small hayrack, which is arranged for spending time outside, a stone fountain, a carport for vehicles, in front of the garage is a heated yard.

The irrigation system on the property is fed from groundwater, so water consumption is low. Watering is automatically guided. The swimming pond has a built-in self-cleaning system. Land reclamation has been done along the plots.

Outside the fence, the estate ends with a small forest and an additional estate for which a change of use proposal has been made.

The property lies in a quiet location near the forest. Access is arranged. It is 3 km away from Brežice and 5 km from Highway Ljubljana-Zagreb. Nearby, the largest Slovenian health resort and sports and recreation centre with the thermal Riviera Terme Čatež, Mokrice Castle with Golf course. Zagreb Airport is a 30-minute drive away, while Portorož Sea Resort is 120 minutes away, as is Opatija in Croatia.

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