

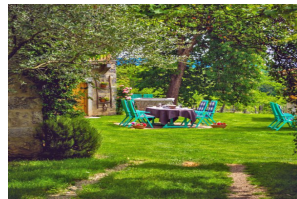
## Karst region – Beautiful property with a typical Karst villa, with spectacular views

2.500.000 €



### Property details

Type:	House
Bedrooms:	5
Land included:	5.429 m2
Size:	750 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Sežana
Built:	1784
Renovated:	2013



## Description

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

The villa spreads over 750 sqm, and consists of three comfortable accommodation types (Royal Suite, Superior Suite or Garden Suite) and includes:

- 1 apartment,
- 2 suites,
- 5 bedrooms / 9 beds
- 5 bathrooms
- 2 kitchens with dining rooms
- 2 living rooms,
- Open fireplace
- Wellness and relaxation area
- Library
- 3000 m2 of fenced and landscaped garden with Mediterranean greenery.

The largest apartment in the villa is spread over 250 sqm. The Royal Suite consists of a living room with open fireplace, bright kitchen with cosy dining room, wellness and relaxation area, loft with a master bedroom and bathroom, smaller bedroom with two beds, a corner area suitable for an office space.

Superior suite spreads over 70m2 and includes 2 bedrooms (double and single), spacious dressing room, bathroom, access to the Karst balcony and access to the Karst garden plus access to shared common areas.

The garden suite offers a double room, a bathroom and an access to the Karst garden.

The Karst Villa was built in 1784, in collaboration of Slovenian, Italian and Swiss architects restored in 2013.

Natural, local materials were used in the construction and furnishing.

The rooms are equipped with unique and custom-made solid wood furniture (oak, rustic solid floor, stair windows and doors, decorative walnut furniture and solid walnut roots).

The country elegant style gives a feeling of charming authenticity and relaxation.

Beautiful spacious garden where you can find a range of fruit trees, olives, roses, herbs and other Mediterranean plants.

**Well equipped outdoor summer kitchen with outdoor grill area and a Hot tub (6 people).**

**Potential great investment opportunity. The villa also opens its doors for private small business events, celebrations and weddings of up to 30 people.**

**There are green areas around where you can spend time in nature.**

**The property offers a view of the beautiful green surroundings and promises beautiful sunsets.**

**All infrastructure is in the immediate vicinity or within 10 minutes. Lipica Stud Farm 5 km, Trieste Airport 44 km, Venice Airport 155 km, Ljubljana Airport 100 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