

## Maribor area – A classical property in a sunny, quiet location, near beautiful Lake

119.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	1.101 m2
Size:	235 m2
Region:	Štajerska (e.g. Maribor, Celje)
City:	Sveta Trojica v Slovenskih Goricah
Built:	1901



## Description

In Sveta Trojica (15 minutes away from Maribor, 20 minutes away from Ptuj) an interesting older house, which has a breath-taking view of Lake Trinity, the Church of the Holy Trinity, the Drava Valley, Drava Field, Pohorje and Kozjak.

The house is approx. 235 sqm, was built in 1901 and has 2 floors.

The ground floor comprises of two cellars, 3 larger bedrooms, 2 kitchens, bathroom, entrance, hallway and toilet.

The attic offers a lot of space for additional space.

The plot size is 1,101 sqm of buildable land. Extra land available, approx. 1.000 sqm of agricultural land.

The house is in need of complete renovation. The house is under cultural protection.

There are several possibilities in converting the house to a residential one family house, apartment building, guesthouse.

The house is located on the sunny side of the hill, in an exceptional location, easily accessible, close to Highway, 15 min distance from Maribor.

The Holy Trinity is considered the pearl of Slovenske gorice with extraordinary and already developing potential. The village is quiet, very well maintained, with all the necessary infrastructure, a nearby school, kindergarten ...

Lake Trinity, bellow the house, is considered one of the most beautiful lakes in Slovenia. The path to the lake is made possible by a new sidewalk (also with night lighting). The promenade is arranged, suitable for walks, jogging or picnics by the water.

Due to its uniqueness, location and added value, this is an extraordinary opportunity for investors!

The property has access in winter and offers many different options.

The property is suitable for lovers of animals, peace and nature, and offers the possibility of engaging in tourism, etc.

Also very interesting for investors who want a natural environment at a strategic location that is suitable for a wide range of activities and projects.

Good location, near infrastructure, everything within 5 km. Maribor 23 km, the vicinity of well-known Wellness Centres, the nearest 22 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**