

Ljubljana area – A lovely estate only 30 min from Ljubljana

465.000 €



Property details

Type:	House
Bedrooms:	3
Land included:	16.193 m2
Size:	300 m2
Region:	Ljubljana & Surroundings
City:	Litija
Built:	1862
Renovated:	2020



Description

This is a lovely estate, on the edge of the forest, surrounded by pure nature, a pond and two streams.

The idyllic estate extends to as much as 16,193 sqm and represents a pleasant stay for everyone wanting a comfortable life in the embrace of nature, with investment potential, close to all the necessary infrastructure.

The house was built in 1862, is 300 sqm and has three floors.

Ground floor consists of a kitchen with spacious dining room area, living room with fireplace, a rest room, toilet and a heating room.

First floor has 2 bedrooms, a larger bedroom with dressing room and a smaller bedroom. There is also a spacious bathroom with jacuzzi and sauna.

There is a larger living room, bathroom and gallery with extra bed on the attic.

An extremely spacious and lovely house, furnished and renovated in a beautiful style, where stone and wood combine. Furniture with much history adds the finishing touch.

The house was renovated in 2007 and 2020. They renovated the roof and façade in 2007. In 2020 the installations were replaced - electrical installations and central heating - new pellet stove.

The facilities are equipped with a video surveillance and alarm system. There is ample parking space on the property, and one covered parking space is provided next to the hayrack.

Hayrack, built in 1832, restored in 2020, represents the additional value of the entire estate.

The thoughtfully and stylishly renovated hayrack offers, among other things, the possibility of establishing a tourist activity. On the ground floor there is a central living area, and on the upper floor we find four stylishly finished rooms that can be rented out if desired.

The hayrack has a very nice and spacious terrace, where you can enjoy the sounds of the nature, followed by a gentle murmur of the nearby stream.

A beautiful estate, in the heart of nature, can offer a great home or a potential investment opportunity.

All the necessary infrastructure and well-organized transport links are not far away, distance to Litija 12 km, Ljubljana 28 km.

In the immediate vicinity is a Lebek Castle, with a rich history dating back to the 11th century. All active and adventure-seekers are

catered for in the Geos Adventure Park.

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