

## Celje – Modern Villa with pool and lovely garden area, nice, popular location

769.000 €



### Property details

Type:	House
Bedrooms:	4
Land included:	966 m2
Size:	471,70 m2
Region:	Štajerska (e.g. Maribor, Celje)
City:	Celje
Built:	2005



## Description

This luxury modern villa with large garden is located in a beautiful natural environment only a few minutes drive from city center.

Built in 2005, the total size of the house is 471,70 sqm, 966 sqm of land. The building was built with high quality materials. Furniture is custom made.

Bright and spacious areas, open layout with modern furniture.

The house has three floors.

The basement area where there is a wellness area with sauna and a relaxing area on the terrace, a bar, wine cellar and an area to entertain guests or place to do sports. There is also a bathroom, large hallway and a heating room.

On the ground floor area, there is a large entrance going to a large and bright living area with a fireplace in the middle connected to the dining area with kitchen that has large panoramic windows and doors, which open to South. There is a terrace facing South, great for having breakfast or lunch. There is also a guest bedroom with en-suite bathroom, access to the garden and barbecue area, large hallway with staircase connected with the upper floor, a wardrobe, bathroom, a spacious garage and access to the back of the house where the garden is.

On the upper floor, there is a large hallway area with gallery, master bedroom with walk in closet and en-suite bathroom, 2 extra bedrooms, bathroom, library and an office space. There are also 2 balconies, one facing South the other North, on this floor.

The house is very bright and open.

There is a very nice garden area in front of the house, with a seating area and a swimming pool. Great for spending time outdoors, enjoying the nature and peace. The house is connected to the outside area from all sides.

Underfloor heating throughout the house. High quality construction, materials and equipment.

Parking under the carport for 3 cars or in a garage for two cars.

Good location, near city centre and other infrastructure. Offers privacy. Entrance to the Highway nearby.

Infrastructure 2-4 km, City center 4 km, Lake 2,7 km, lots of hiking trails, tennis court and golf course nearby etc.

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