

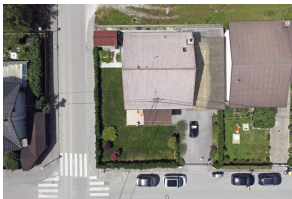
Ljubljana – Large 2 or 3 family house, just 4 km to the center of Ljubljana

630.000 €



Property details

Type:	House
Bedrooms:	6
Land included:	593 m2
Size:	342 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1967
Renovated:	2019



Description

This is a very spacious, fully equipped and renovated one-family house

The house is 342 sqm, three floors and currently three apartments.

Ground floor consists of a kitchen with dining room area and access to the garden, where there is a dining table with South facing position, living room, two bedrooms, bathroom, storage room and hallway. There is also a heating room, additional storage space and two garages (54.3 sqm).

First floor consists of a bright living room with access to the balcony, kitchen with dining room and access to a spacious terrace, bedroom with access to a very large terrace above the garages, additional bedroom, bathroom and hallway with shared staircase.

The attic consists of a living room with access to the balcony, kitchen with dining room, 2 bedrooms, bathroom, and hallway with shared staircase.

The house allows changes and it can be converted into two separate units - ground floor + first floor and second floor with shared entrance and staircase.

Due to its size and very practical layout of the rooms (separate rooms), the house is suitable for living as well as for investment. An excellent option is also a combination of both, where one floor is used as living space, and the rest can be rented out.

The house was built in 1967, however the interior was completely renovated in 2019. The ground floor and the first floor were renovated in 2019 (complete renovation - semi-brushed oak parquet, ceramics, electrical and mechanical installations, new bathroom and new kitchen). On the second floor, the bathroom was completely renovated in 2012, kitchen and electrical installations in 2010. The roof was renovated in 1994, facade with additional insulation in 2002. Both are in very good condition. In 2019 a brand new gas furnace was also installed and radiators replaced throughout the house. There is underfloor heating in two bathrooms.

The house is also secured with an alarm system.

The house has a beautiful and well-kept garden with a small wooden garden shed.

The land size is 593 sqm. The outside area is extremely well-kept, together with a garden.

Parking: Two parking spaces in the garage and three in front of the garage Two additional side parking spaces behind the fence. In total, there is room for approx. 6-7 cars.

The micro location is a pleasant and quiet family settlement of one-apartment houses in Vič, near the Dolgi most. The city center is only 4.1 km or less than 10 minutes by car or LPP bus (the nearest station with lines 1 and 1B is in the immediate vicinity, 180m away,

and the station with lines 6 and 6B on Tržaška cesta is 500m away), and at the same time, green areas and walking paths in the immediate vicinity.

For sports fans, tennis (200m) and a golf course (1.7km) The location is very close to the Ljubljana ring road, but at the same time far enough away that it cannot be seen, and it is also not disturbing due to noise. A kindergarten and an elementary school are also a good kilometer away, where transportation is arranged within the neighborhood. All other infrastructure is nearby.

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