

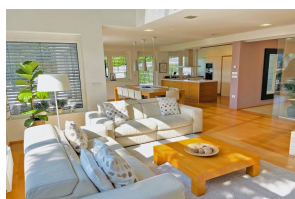
Celje area – Excellent house with a beautiful garden

690.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	1.562 m2
Size:	485 m2
Region:	Štajerska (e.g. Maribor, Celje)
City:	Šentjur
Built:	2011



Description

This beautiful, high quality house is located in a calm, nice neighborhood, on a sunny plot with a wonderful view of the city of Šentjur and surrounding hills. Only a few minutes drive to the highway exit, 45 minutes drive to Ljubljana. The house is surrounded by an amazing horticulturally arranged garden with many decorative plants, various fruit trees and shrubs.

On the ground floor there is a very bright, open plan living room with a fireplace and large panoramic windows connected with a kitchen & dining area. The kitchen with a pantry is custom-made and equipped with Bosch and Blanco appliances. From the living room there is an access to a covered terrace and garden. On this floor is also a nice entrance hall, a guest toilet, a bedroom with a dressing room and a bathroom, a study, a workshop and a boiler room. The bedroom also has access to a large enclosed balcony.

In the basement there is a beautiful kitchen & dining area in Tuscan style with a brick stove and with an access to a nice covered terrace and a garden. Here are also: 2 storage rooms, a laundry room, a toilet and a wellness area with sauna & jacuzzi bath.

Upstairs there are 3 bedrooms, a gallery with living room, a dressing room and a bathroom. There is also an additional multi-purpose room, measuring 55 m2, which can serve as a home fitness center, gym, studio or multimedia room.

High quality materials and equipment are used in all rooms. All windows are triple glazed and have external blinds with electric control.

The house has an open floor plan, is very bright and is beautifully connected to the garden.

Underfloor heating by gas stove with storage tank, Buderus system. There are also solar collectors on the roof. The fireplace has the option of heating the hot water tank and underfloor heating. The basement can also be heated with a brick stove. The air conditioner provides cooling and heating.

The house is equipped with a videophone and an alarm system. Fingerprint door unlocking. Remote opening of garage and patio doors. Organized rainwater collection and watering. The possibility of building a swimming pool.

Parking is possible in 2 parking spaces under a canopy, in a garage for two vehicles and many more on large paved courtyard.

The house has building permits.

House is located in the immediate vicinity of all infrastructure (health center, pharmacy, shops, post office, library, sports center, swimming pool, school, kindergarten) and surrounded by green meadows and forest.

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