

## Karst region – A unique house close to Štanjel and Vipava Valley

490.000 €



### Property details

Type:	House
Land included:	983
Size:	682
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Kodreti
Built:	2011



## Description

Truly unique building located somewhere in the middle of Karst region meeting Vipava Valley.

Lots of vineyards in the surrounding area. Close to infrastructure, still hidden and surrounded with nature.

The house was built in 2011 and it is unfinished (3<sup>rd</sup> construction phase).

The house is 682 sqm and built over 3 floors.

Modern design with and old vaulted and stone wine cellar of approx. 50 sqm and approx. 300 years old.

The planning permission allows tourist accommodation, educational activity, a silent production or a residential house accommodation.

The house is connected to all the necessary infrastructure - electric connections, water connection, waste water treatment plant built, village sewage, optic fibre internet connection.

Land size is 983 sqm.

Parking - 9 parking spots.

Access along the paved road with an enjoyable neighbourhood and river Branica.

Karst region and Vipava Valley offer many outdoor activities, a wine road, lots of culinary experiences on the way.

A unique place for nature and peace.

The village is located 8 km from the highway - access Vipava; 35 min from Nova Gorica; 30 min from Postojna and 50 min from the capital Ljubljana.

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