

## Celje area – Spacious business residential house near thermal spa Dobrna

260.000 €



## **Property details**

Type: House

Bedrooms: 4

Land included: 856 m2

Size: 238,30 m2

Region: Śtajerska (e.g.,
Maribor, Celje)

City: Nova Cerkev

City: Nova Ce Built: 1979 Renovated: 2015







## **Description**

This large, completely renovated house with a nice garden is located in the small village of Lemberg, under the castle hill, only 3 km from Dobrna thermal spa.

On the ground floor of the house there is a business space, which is currently arranged as a massage salon with a pleasant anteroom and small kitchen. On this floor there is also a boiler room, a storage room, and a nice space for socializing with a bar.

On the first floor, there is a large, bright living room connected to the dining area and a modern kitchen with access to the balcony. There is also a bedroom, a bathroom, an office and a toilet. An additional room with an office has its own entrance from the garden side.

On the attic are three large bedrooms, a bathroom and a balcony.

On the plot there is a smaller two story building an old agricultural building, two terraces and a vegetable garden. In front of the house is a courtyard with a carport for parking vehicles.

Sunny location, all infrastructure (school, shops, thermal baths) 5 minutes' drive away. 13 km to the AC connection.

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