

## Kranj area – A beautiful semi-detached house with a garden close to Kranj RENTAL



### Property details

Type:	House
Bedrooms:	3
Land included:	486 m2
Size:	253,80 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Naklo
Built:	1996
Renovated:	2005



## Description

This is a larger semi-detached house, in a well-arranged residential area and 4 km from Kranj city centre.

The house is 253,80 sqm and has 3 floors.

On the ground floor, there is the main entrance, a toilet, hallway, a kitchen, dining area, a large and bright living room with fireplace and with an access to the outside garden area. The Garden is facing South.

On the first floor/attic there is a large hallway with a nice view over the living room area, an office space, 3 bedrooms and a large bathroom.

In the basement there is a heating room, storage room, utility room, office space with a separate external entrance. The house can be rented without this office space (in this case the rent is €1,900/month).

The house is designed very functional, with good efficient use of space, high-quality materials are used in the construction.

The house is thoughtfully furnished and located in a convenient area, close to city centre.

The house is furnished.

The house is heated by an individual stove powered by city gas, and the sanitary water is heated by a heat pump.

Land is 486 sqm, parking area in front of the house.

The surroundings is well-arranged, all the necessary infrastructure is nearby. A kindergarten, school, shops, bus stops, expressway is less than 1 km away, and plenty of trails for hiking, cycling nearby.

In case of a successful rental agreement, the real estate agency shall charge the tenant RENTAL SERVICES including: drafting of rental agreement, negotiation support, organization & coordination of viewings, meetings and notary appointments, property hand-over and drafting of the hand-over record with meter readings, aiding in the bill transfer, preparing and storing of photo material, in accordance with the company price list, amounting to 2.300 Eur + 22%VAT.