

## Ljubljana area – Spacious and attractive house with garden and a swimming pool in Radomlje

1.050.000 €



### Property details

Type:	House
Bedrooms:	2
Land included:	1.757 m2
Size:	231 m2
Region:	Ljubljana & Surroundings
City:	Radomlje
Built:	1999



## Description

This is a larger detached house, in a well-arranged and desired residential area, 23 km from Ljubljana city centre.

The house is 231 sqm and spreads over one floor.

The house was well designated and considered which is already evident in the layout and arrangement of the space itself, which is organized on one floor around the large living room, where the heights is up to 5m and thus impressively opens a partially separate part of the dining room with a large fireplace into a carefully designed and more secure seating area. Large glass openings connect the living room with the terrace and the spacious garden. The partially open kitchen connects to the dining room and living room.

On one side of the central living room are the bedrooms, with a bathroom and a dressing room. On the other side is the master bedroom, with a large bathroom and dressing room, as well as a study. All bedrooms have access to the garden.

The large garden allows you to relax by the pool or under the canopy. The pool has its own water well and its own heat pump for heating. The water in the pool is salty, so it is possible to swim in natural, clean water.

The house also has a garage (23.7 sqm) with a technical room (heat pump, recuperation system etc.). There are solar panels on the roof (since 2020). Heating is arranged via electricity, by heat pump. The house has regulated ventilation with recuperation.

The property is surrounded by a fence, there is a parking space for three cars at the entrance.

Land size: 1.757 sqm in total.

**Location:** The house is located opposite the Arboretum Volčji potok and the Golf course. The sports park Radomlje is only 2 km away. Proximity to shopping centers - from 2 to 4 km. School and kindergarten - 1.5 km away. Ljubljana and Kranj - 20 km.

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