

Postojna surroundings – A lovely old farm house estate just 20 min drive from Postojna

949.000 €



Property details

Type:	House
Bedrooms:	1
Land included:	5.873 m2
Size:	357 m2
Region:	Notranjska (e.g. Postojna)
City:	Pivka
Built:	1823
Renovated:	2010



Description

This lovely old farm estate is located in beautiful south-west areas of Slovenia. Typical Karst region surrounded by greenery, peace and quiet.

Magnificent property of approx. 357 sqm in lovely grounds of 5,873 sqm, mostly flat with amazing garden area and a meadow behind the houses.

Although situated in a smaller village, it is arranged to offer privacy and peace.

The property consists of 3 buildings. The bigger building consists of the main farm house and two separated areas which are non-residential and used as a place for tourists or different events taking place in the local community.

Main house

First, a typical farm house. House was built in 1823 and completely renovated in 2007 and 2010. It is 118 sqm.

Ground floor consists of the main entrance, a large and classic kitchen, bright dining room area with typical Slovenian clay stove and two large windows, a master bedroom with clay stove and a modernized bathroom.

The renovation was done with respect to tradition. There is a lot of old furniture that compliments the rooms and gives a home feel to it. The current owners have kept the old and modernized it where needed.

Second building, a place for display and tourists

This house is often showed to local students and other visitors such as tourists.

There is an entrance with a large hallway that leads to additional room with a display of pictures and tools from the old times and so called "black" kitchen.

A black kitchen is a room in which smoke is led through the chimney. The kitchen is a specialized room in the house where food is cooked and otherwise prepared. The black kitchen has an open hearth and the mouth of the heating stove, which is located in the adjacent smoke-free, mostly main living room. The smoke rises (intercepted by a spark arrester above the fireplace or if the kitchen is vaulted - through an opening in the vault) to the space above, to an old stone roof with and old chimney.

The second part consists of ground floor and the 1st floor. On the ground floor there is a kitchen, heating room and toilets for guests. The gallery above has some space for hosting events.

Third house

There is also an older house in need of renovation. The house is 46,90 sqm and was built in 1850.

The property/garden is facing South. The property has a lot of sun exposure throughout the whole year.

The garden has been carefully planned and it is arranged with special focus to stone.

There is a nice large meadow outside, behind the houses. It is fenced, with some trees and a lovely view towards surrounding area.

The property is a part of a cultural heritage.

All infrastructure is within 15 km, Ljubljana 50 min hour, Ljubljana Airport 1 hour, Venice Airport 2 hours.

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