

Bled area – Lovely house on the sunny side of Radovljica

595.000 €



Property details

Type:	House
Bedrooms:	3
Land included:	999 m2
Size:	160 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Radovljica
Built:	2019



Description

This is a lovely, pre made house located in a very quiet and green area of Radovljica.

The house was built in 2019 and is 160sqm.

The house is a Marles Omega model and is designed on two floors, ground floor and the attic.

Ground floor consists of an entrance hall with wardrobe, office, bathroom, utility and heating room, large living/dining room, kitchen with pantry and access to the outdoor terrace.

Attic consists of a gallery, master bedroom with a large closet room, two bedrooms and spacious bathroom.

Interior materials are of high quality. The flooring consists of rustic oak parquet and quality ceramics by Vistra.

The house comes furnished.

The house has large windows and is extremely bright, the orientation of the living rooms is towards South which contributes to the even greater warmth of this lovely home. Triple glazed windows, aluminium on the outside and wooden on the inside. All windows and glass doors have electric blinds with remote control.

The temperature is regulated by an internal thermostat and can be set remotely. In addition, there is a quality wood-burning fireplace by Haas Sohn in the living room.

The running costs are extremely low.

The house has all necessary connections including optic fibre and alarm system. There is a quality sewage treatment plant.

The land is flat and is 999 sqm.

In front of the house, there is already a prepared foundation for a garage or carport.

The back of the house is green and fenced and has plenty of space for outdoor activities.

Currently there is a trampoline and a swimming pool on the lawn.

The settlement Spodnji Otok is just far enough away from the hustle and bustle of the city that allows a lot of peace and privacy. As the house is completely secluded and at the same time only a good 3 km or less than 5 minutes by car from all the necessary infrastructure and the city center. The micro location allows immediate access to nature, forests and hills, as well as to

well-maintained cycling and walking paths.

The Slovenian well-known touristic centre Bled is 9 km away, Bohinj is 20 km away and the capital Ljubljana is 54 km away or about 45 minutes by highway.

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