

## Slovenia South East – A wonderful estate with 6 ha of land, a vineyard and a well, close to Krško and Croatian border

350.000 €



### Property details

Type:	House
Bedrooms:	2
Land included:	61.579 m2
Size:	133,40 m2
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Krško
Built:	1900
Renovated:	1990



## Description

This is a wonderful, large estate of 6 hectares, with meadows, forest, a vineyard and spectacular 360° views over the town and the region.

In addition to agricultural land and forest, there is also a small vineyard within the property.

The estate, with its extraordinary position on top of the hill offers a 360-degree view of all sides of the sky. The view extends to the surrounding hills and the Posavje Hills and all the way to Gorjanci and Bohor.

The estate consists of a residential house, a barn, a stable and an outbuilding with a garage. There is also a well.

The house is 133,40 sqm and has 2 floors. It was built 1900 and renovated in 1990. New roof in 2023.

The ground floor consists of an entrance hallway, large kitchen with dining room, spacious and cozy living room, 2 bedrooms, a bathroom and pantry/storage space.

The attic is unfinished with a separate external staircase and offers a possibility of arranging separate residential area.

The house is connected to all the infrastructure: electricity, mains - water, septic tank, Tv and internet - optic fiber.

Central heating with radiators via wood burning stove. There is also a wood stove in the kitchen.

The barn is 87,90 sqm was built in 1986. The roof was replaced in 2023.

A non-residential building, for storage and with a garage. The building is 83,30 sqm and was built in 1952, renovated in 1978. The roof was replaced in 2023.

The stable is 71,20 sqm and was built in 1964. The roof was also replaced in 2023.

It is a well-maintained farm, suitable for agricultural activity, horse breeding or other animals.

The peaceful natural environment offers you the possibility of relaxation or recreation. Due to its extremely beautiful location, we recommend you visit it!

A perfect home to everyone who wants to get away from the everyday life and reconnect with nature.

The property and surrounding area have vast potential to create a highly desirable estate in beautiful natural surroundings.

**All infrastructure within 5 km. Krško 5 km, highway access 10 km, Zagreb Airport 70 km.**

As a condition of purchase, the buyer pays commission in the amount of 3% of the property purchase price + VAT