

## Ljubljana – Old-town apartment with garden

700.000 €



### Property details

Type:	Apartment
Bedrooms:	2
Land included:	306,50 m <sup>2</sup>
Size:	142,80 m <sup>2</sup>
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1920



## Description

In a sought-after location close to the city centre this charming apartment in a bourgeois building dates back to 1920. The apartment is on the ground floor surrounded by a lush green garden area. Great location just a few minutes from the city centre with very good traffic connections.

From the entry area and central hallway, there is access to all rooms. On the right hand side there is a spacious and bright living room, dining area and a kitchen that has access to the outside garden. Following the hallway, on the left, there is a bathroom and separate toilet. At the end of the hallway there are three big rooms, one of them is currently used as a living area. An additional smaller one for wardrobe.

The apartment is in need of renovation.

There are total of 3 apartments in the building, all registered in the land register as individual units.

Included in the sales price is also access to the apartment (1/2 of 47sqm) and the garden (283 sqm), which is a beautiful green oasis in the midst of the city.

There's additional space for storage in the outbuilding. There is also a garage there, in the courtyard. All that space can be converted and used differently.

This unique apartment will appeal to someone looking for a comfortable city life with an outside space.

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