

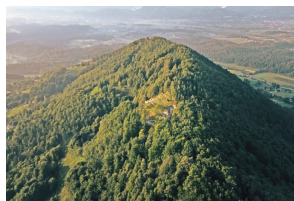
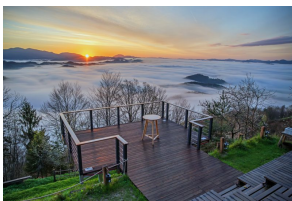
Celje area – a wonderful estate above the lake and city surrounded by nature

1.980.000 €



Property details

Type:	Commercial
Bedrooms:	4
Land included:	7.246 m2
Size:	286 m2
Region:	Štajerska (e.g. Maribor, Celje)
City:	Šmartno v Rožni dolini
Built:	1979



Description

This is a fantastic property located on the edge of the forest, on top of the hill and with amazing views over the surrounding area.

The estate lies approx. at 545 m above sea level with south and south-east position, which provides lots of sun light all through the year. It has 7.246 sqm of land, an oasis in the middle of the forest.

There is a vineyard on the property and a great deck outside from where you can enjoy sunrise or the view over the valley, lake Šmartinsko and surrounding hills.

There are no neighbours nearby, which provides lots of privacy. The estate is currently used as a tourist destination for those who need a little getaway and enjoy nature, peace and quiet.

The property consists of 2 buildings which were completely reconstructed.

The renovation included high end materials. Attention to detail with respect for the old and modernized to create comfort and a memorable stay for guests.

The main building is 286 sqm and provides a large main area where the kitchen is and tables for guest. This is a large open space with a wooden stove and a kitchen. There is also access to the outside area, balcony and a terrace.

A nice wooden staircase to the top floor where there is an open space on the top floor as well which can serve as an additional space to place guest or for business meetings, team buildings etc. Also the toilets are here.

The basement is basically a pub. There is a nice covered outside as well, summer kitchen with a stove that can be especially good for barbecuing.

The second building is 169 sqm, area for guests with an outside breakfast area. Next to the kitchen, there is a living room with an extendable sofa, where one person can stay overnight, and a separate toilet for men and women. There is also storage space and refrigerator area.

Upstairs you will find 4 bedrooms.

The master bedroom on the top floor, comfortable double bed bedroom with shower cabin, toilet and equipment made of natural materials, everything you need for complete relaxation awaits you.

In addition to the infrared sauna, you can also use the innovative and patented Zerbody body and mind regeneration system - dry floating. The floating bed contains 400 l of water, heated to 36 degrees, in which you float without direct contact with the water, as it is covered with a membrane. Dry floating offers many health benefits that can be experienced in just a few minutes of floating.

Everything from relieving stress and chronic pain to recovering from sports activities.

In the largest room you'll find a comfortable double bed and several pieces of authentic rustic furniture that will make you feel like you've stepped back into the 19th century.

Even the smaller rooms (3), which have a single bed, do not lag behind their bigger sister in terms of homeliness, and with their restored old pattern, they conjure up a homely atmosphere and the feeling that time has stopped. The rooms have a shared bathroom, toilet and a balcony with a view of the beautiful Šmartinsko lake.

One of the 3 rooms with a view of the beautiful Šmartinsko Lake. Here you'll find two comfortable beds.

The second one is a more modest room with one bed.

The third one boasts one comfortable bed and warm furnishings made of natural materials. The finishing touch is provided by the restored old pattern, which conjures up a pleasant homely atmosphere and the feeling.

The estate has a lovely green area around the houses. Guests can park their car outside, parking places provided. The state closed and gated.

A beautiful vineyard, hiking and cycling trails, a deck for views, sunrise and sunsets.

It is an unique business opportunity, new established business or it can offer a great home for peace seekers.

All infrastructure is located within 10 km, Celje 10 km, Šmartinsko Lake 6 km, highway 10 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