

Ljubljana surroundings – Charming Detached House with Large Land Plot in the Kočevje Region

209.000 €



Property details

Type:	House
Bedrooms:	1
Land included:	6537 m ²
Size:	101,60 m ²
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Kočevska Reka
Built:	1938
Renovated:	2023



Description

This charming detached house is located in a quiet village in the heart of the Kočevje region, surrounded by nature and offering an ideal setting for anyone seeking peace, space, and outdoor living.

The house itself offers 101.6 sqm of living space and sits on a generous, fenced plot of 6,537 sqm.

Built in 1938 and renovated in both 2011 and 2023, the home is well-maintained and ready for new owners.

The ground floor includes a main entrance, hallway, a large living room, a kitchen with a dining area, a pantry, bathroom, and one bedroom. In the basement, you'll find a spacious garage and two storage rooms, one of them is basically an utility space: laundry with shower. The attic offers potential for additional living space.

The property also features three additional outbuildings, ideal for storage, workshops, or hobby spaces. A large garden adds to the appeal, making this home perfect for families, gardeners, or anyone looking to enjoy a more self-sufficient lifestyle.

Heating is provided by infrared panels, and the home is also equipped with solar panels for improved energy efficiency.

The location is perfect for nature enthusiasts and anyone looking to enjoy an active lifestyle outdoors. Hiking and biking trails, forest paths, and nearby lakes provide endless opportunities for recreation, relaxation, or simply enjoying the fresh air.

Kočevje is the largest municipality in the region and serves as its economic, cultural, and educational center. The area, known as Kočevsko, is the most densely forested region in Slovenia, with forests covering an incredible 91% of the landscape. Hidden within these vast woodlands are remnants of ancient virgin forests – untouched corners of nature that offer a rare and powerful connection to the wild.

Despite its peaceful location, all necessary infrastructure is easily accessible within 15 kilometers. Kočevje is just a 15-minute drive away, while Ljubljana is 60 km and Ljubljana Airport 94 km from the property.

This is a rare opportunity to own a home in one of Slovenia's most naturally beautiful and ecologically rich regions – a perfect retreat for those who value nature, space, and a slower pace of life

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