

## North East Slovenia – Ormož – Boutique Holiday Retreat in the Heart of Vineyards

118.000 €



### Property details

Type:	House
Bedrooms:	1
Land included:	1.715 m2
Size:	37 m2
Region:	Prekmurje (e.g. Murska Sobota, Goričko)
City:	Žerovinci
Built:	2024



## Description

This is a cozy small house nestled in the picturesque landscape of vineyards, located within the Jeruzalem-Ormož Hills landscape park located in North East Slovenia.

The house impresses with its elegant modern design, ensuring comfort and quality. The interior is custom-made, with a focus on high-quality materials and comfort.

The outdoor area is still being landscaped, further enhancing its charm.

On the ground floor (25 sqm), there is a living area, kitchen, and bathroom, while the gallery (12 sqm) houses the sleeping area. The terrace (25 sqm), offering stunning panoramic views, is spacious enough for dining, relaxing, or simply enjoying the tranquillity of nature.

The house was designed as a tourist destination, offering a unique living experience supported by local providers.

The property is connected to all the infrastructure. Heating is electric.

The house is ideal for those looking for a nature retreat, but it also presents an excellent investment opportunity for tourism.

The location is perfect for exploring the surroundings, offering numerous hiking and cycling trails, including routes through the hills and the nearby Ormož Lagoon Nature Reserve, only 10 minutes away. Just 4 km away is the famous village of Jeruzalem, one of the top tourist destinations in Prlekija.

Despite the idyllic natural setting, all necessary infrastructure is nearby, with the town of Ljutomer, the center of Prlekija, just 6 km away, and Ormož 10 km away. Ptuj, Slovenia's oldest town, is only a 20-minute drive.

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 3% of the property purchase price + VAT.