

South Slovenia area – Building land and building permit for construction in **Bodgar**je



Property details

Type: Land
Land included: 92.813 m2
Region: Dolenjska (e.g.
Novo mesto,

Krško)
City: Podgorje pri
Pišecah







Description

This is a property with 92,813 sqm of land located on a beautiful location in the Kozjansko National Park, in Podgorje pri Pišece, on the slope of the Špiček hill, with beautiful views of the Bizeljsko wine-growing region towards Croatia.

The property is designed as a peaceful destination that will offer visitors an escape from everyday life, and the owners a peaceful stay in unspoilt nature.

A building permit has already been obtained.

The valid building permit covers the demolition of existing structures, and the construction of a residential building intended for the owners of "Podgorje Estate", with a floor plan of 20.8 x 8.5 m, ground floor with a partially used attic.

Two guest buildings have floor plans of 9.20 x 5.8 m, also ground floor.

The property also includes a workshop, with floor dimensions of 7.5×3 m, which is designed as a space for socializing, for preparing food and for holding various events. A swimming pool measuring 7.35×3 m is planned, as well as an associated sanitary facility measuring 7.8×2.8 m.

The utility fee was paid when the building permit was issued. Construction can begin immediately after obtaining the Project for implementation documentation.

More than 9 ha of land lies at an altitude of 350 - 400 m, which allows for the planting of vineyards with the most demanding grape varieties.

Part of the property, a smaller section, is a forest, the rest is agricultural land and areas of scattered construction, where the above-described facilities are planned. "Podgorje Estate" has its own water source, the farm, whose facilities are still visible today, had a well, and a variety of trees have been preserved on the property, which has been uninhabited for more than 20 years.

The property is connected to an asphalt road, public water supply, electric lighting and fiber optic cable. A small sewage treatment plant is planned.

The property will offer its new owners a unique life in nature.

The town of Brežice is a 15-minute drive away and has a beautiful historic town center, all major grocery stores and a selection of good restaurants. It is a little less than an hour's drive to Zagreb and a little more than an hour's drive to Ljubljana. The nearest airport is in Zagreb, and the famous Slovenian thermal baths Terme Olimia are a 30-minute drive away.

The location is close to two golf courses, with plenty of opportunities for hiking and cycling.



As a condition of purchase, the buyer pays sales tax 2% and the commission in the amount of 2% of the property purchase price + VAT