

# South East – Exceptional Estate only 30 min from Ljubljana

749.000 €



## **Property details**

Type: House
Bedrooms: 4
Land included: 7.261 m2
Size: 329 m2
Region: Dolenjska (e.g.
Novo mesto,

Krško) City: Trebnje Built: 2012







## Description

**Discover Your Private Sanctuary** 

Nestled in the tranquil countryside of Gorenja Nemška Vas near Trebnje, this expansive 329 m² family home is set on a majestic 7,261 m² estate—offering unbeatable privacy, elevated views, and unmatched potential.

#### **Property Highlights**

- 1. Spacious and Versatile Layout Across Three Levels
- Basement: A beautifully appointed office with serene views across the estate, plus two rooms, two storage areas, a bathroom, a
  utility/heating room, and ready-to-install sauna facilities—ideal for creating a private wellness center.
- Ground Floor: A generous living area with panoramic views, sleek kitchen, dining room, an additional bedroom, bathroom, and welcoming entrance hall.
- Attic (Mansard): Grand master bedroom, two further bedrooms, a large balcony, and a modern bathroom—perfectly combining comfort and style.
- 2. Outstanding Functional Outbuilding
- Park your vehicles with ease: a spacious closed garage for two cars plus a covered open area for two more—offering flexibility and convenience.
- 3. Private, Secure & Ready for Expansion
- The entire property is encircled by a discreet 1.5 m green wire fence that blends seamlessly with nature, providing both discretion and security.
- Four gated access points: two are electrically operated via remote control, while the remaining two open manually. No public road crosses the estate, guaranteeing absolute privacy.
- 4. Green. Sustainable Features
- Solar-Ready: Already approved and ready for connection to an 11 kW solar installation.
- Eco Infrastructure: A 300-L heat pump ensures hot water, and a 3,000-L rainwater reservoir collects excess for watering or other use.
- Modern Systems: Heating via efficient Buderus oil-fired boiler (approx. 1,500 L/year usage), plus a high-definition, night-vision video surveillance system with server-supported real-time and archived monitoring.
- 5. Unmatched Opportunity for Wellness or Lifestyle Enhancements



- The basement is primed for further transformation—electric and plumbing hookups are already installed, ready for a luxurious wellness retreat featuring a sauna or Jacuzzi.
- The sprawling grounds offer abundant space for constructing a swimming pool (subject to obtaining the correct permissions), creating an idyllic outdoor oasis.

#### 6. Expansive Future Potential

 Buyers may also consider acquiring an additional 28,908 m<sup>2</sup> of adjacent forest land—opening endless possibilities for expansion, privacy, or investment.

### **Why This Property Stands Out**

- Exceptional Privacy & Security: From gated entrances and fencing to no public access—your sanctuary remains yours alone.
- Ready for Modern & Sustainable Living: Solar potential, efficient heating, and rainwater harvesting pave the way to a greener lifestyle.
- · Adaptable Interior: Ideal for those seeking a bespoke wellness retreat, business-from-home setup, or family haven.
- · Investment Potential: The included permissions and additional land acquisition option boost both appeal and value.
- · Scenic Tranquility: Relax and watch wildlife from your balcony—yet remain well-connected to Slovenian beauty and culture.

#### Property at a Glance

Feature
Built Area
Total Land
Basement
Ground Floor
Attic
Outbuilding
Privacy
Green Potential

Tech Wellness Ready Additional Option Final Words Details 329 m<sup>2</sup> 7,261 m<sup>2</sup>

Office, 2 rooms, 2 storages, sauna space, bathroom, utility Living room, kitchen, dining room, bedroom, bathroom Master + 2 bedrooms, large balcony, bathroom Closed garage for 2 cars, covered parking for 2 more Fully fenced, gated (2 electric, 2 manual), no public road Solar-approved (11 kW), rainwater tank (3,000 L), heat pump, efficient oil boiler

7 HD cameras with night vision, server for monitoring

Basement pre-wired and plumbed for spa

28,908 m<sup>2</sup> forest land available

This exceptional property is more than just a home—it's a private sanctuary, wellness retreat, and future investment wrapped into one. With its expansive land, discreet and modern infrastructure, and potential for luxurious amenities, it represents a rare opportunity in Slovenia's serene countryside.

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