

South East – Exceptional Estate only 30 min from Ljubljana

749.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	7.261 m ²
Size:	329 m ²
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 m² 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	Details
Built Area	329 m ²
Total Land	7,261 m ²
Basement	Office, 2 rooms, 2 storages, sauna space, bathroom, utility
Ground Floor	Living room, kitchen, dining room, bedroom, bathroom
Attic	Master + 2 bedrooms, large balcony, bathroom
Outbuilding	Closed garage for 2 cars, covered parking for 2 more
Privacy	Fully fenced, gated (2 electric, 2 manual), no public road
Green Potential	Solar-approved (11 kW), rainwater tank (3,000 L), heat pump, efficient oil boiler
Tech	7 HD cameras with night vision, server for monitoring
Wellness Ready	Basement pre-wired and plumbed for spa
Additional Option	28,908 m ² forest land available
Final Words	

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