

South East – Exclusive Estate

1.490.000 €



Property details

Type:	House
Land included:	370.000 m2
Size:	230 m2
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Senovo
Built:	1915
Renovated:	2022



Description

On the southern slopes of Bohor, in the idyllic village of Puste Ložice near Krško, lies a 37-hectare estate that combines peace, natural beauty, and unlimited potential for development. This exceptional property unites three farms into a single estate, offering rare size, diversity, and flexibility of use.

The estate comprises 11 hectares of arable land and 26 hectares of forest, along with 5,019 sqm of designated building land, providing ample space for new construction or expansion of existing facilities. Meadows, orchards, and fertile soil allow for organic cultivation of vegetables, fruit, grains, and medicinal plants, while the forests supply wood as a sustainable resource and offer opportunities for recreation and educational trails.

Nearby, there are two waterfalls (Pekel and Ubijavnik), a birch grove, Ajdne Peči with its energy-filled caves, and a natural amphitheatre - all of which add unique tourist and experiential value.

There are two residential houses on the estate:

- The first house, with approx. 120 sqm of living space and an additional 100 sqm of attic, has been renovated and is ready for immediate occupancy. It is equipped with traditional masonry stoves, a built-in oven, and features a spacious terrace and balcony. Next to it stand a 226 sqm farm building and a 40 sqm hayrack.
- The second house measures approx. 110 sqm, with the option of converting the attic. It is set on an exceptional panoramic point, completely secluded and surrounded by its own land, complemented by farm outbuildings, a cellar, woodshed, and another hayrack. A special highlight is its idyllic vineyard, located on a sunny slope and ideal for cultivating premium wine varieties. The vineyard provides an excellent foundation for developing a boutique winery, hosting tastings, and expanding into wine tourism - further increasing the estate's attractiveness.

The possibilities for using the estate are exceptionally broad:

- Agriculture and self-sufficiency: organic production of vegetables, fruit, wine, medicinal plants, herbs, and honey; livestock grazing and breeding; developing a farm with added-value production (cheese-making, oil pressing, fruit drying).
- Viticulture and winemaking: boutique wine production from the estate's own vineyard, wine tastings, wine events, and expansion into wine tourism.
- Tourism: development of a glamping site, tourist farm, boutique apartments, or equestrian center; organization of outdoor activities (hiking, cycling, waterfall tours, herbal workshops).
- Hospitality and gastronomy: a restaurant or tourist venue offering dishes from local produce; tastings of wine, fruit, and farm products.
- Wellness, yoga, and meditation: spaces for spiritual workshops, meditation and yoga retreats; establishment of a healing center or bioenergy park.
- Unique estate features: two natural sinkholes suitable for creating a natural swimming pond and an open-air amphitheater for events, gatherings, and cultural activities.

- **Creative and educational activities:** children's and youth camps, artist residencies, sustainable living programs, forest schools, and workshops.
- **Energy and sustainability projects:** installation of solar power plants, small hydroelectric facilities, natural swimming ponds, or biomass heating systems.

Its sunny location, open views stretching from Gorjanci to Snežnik, and peaceful surroundings create ideal conditions for quality living or the development of a high-end project. This estate is not just a property - it is an opportunity to realize a vision, create a new story, and build a future embraced by nature.

The estate is easily accessible by asphalt road, has its own water sources, an optical network, and well-maintained paths, offering both complete privacy and excellent accessibility. Despite its secluded setting, it is only a short drive from Krško and Sevnica, 80 km from Zagreb, and 140 km from Ljubljana.

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