

## Višnja Gora Area – High-end modern vila with stunning views close to Ljubljana

990.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	1.624 m2
Size:	271,10 m2
Region:	Ljubljana & Surroundings
City:	Višnja Gora
Built:	2022



## Description

This stylish, high-end two-storey villa with 3 bedrooms is set in a peaceful and picturesque location, just minutes from the highway, offering quick and easy access to Ljubljana (approx. 25 minutes drive).

The ground floor features a spacious open-plan kitchen, dining, and living area. The kitchen is fully equipped with premium appliances including a Liebherr fridge & freezer, Neff oven, and Neff dishwasher, a large kitchen island with bar stools and an induction cooktop. The generous dining area includes a beautiful wooden table that comfortably seats eight, and the cozy living area comes complete with a sofa, TV, and a charming wood-burning fireplace. Floor-to-ceiling windows flood the space with natural light and offer lovely views of the surrounding hills. This level opens directly onto a large terrace with garden furniture, electric rooftop cover, and electric shades, making it a perfect outdoor space even during the hot summer months.

Also on this floor are a bathroom with shower, an office that could be converted into an additional bedroom if required, and a large utility/storage room with washing machine and dryer, a sink, a 300 liters water boiler and electric furnace. This space offers plenty of additional storage space.

Upstairs there are two kid's bedrooms, both equipped with bunk beds, writing desks and closets, both offering lovely views of the surrounding hills. In addition, there is a room currently used as a gym/office, that could also be converted into an additional bedroom or living area if desired. Opposite to the gym is a bathroom with a double sink, a bathtub and a shower. A sliding door at the end of the hallway provides access to the master suite, comprising of the main bedroom, an ensuite bathroom with shower and a large walk-in closet. The bedroom has direct access to a private terrace with jacuzzi.

Next to the villa, an excavation has already been made, offering the option to install a swimming pool or even construct another house.

High-end oiled swamp oak parquet flooring. Electric underfloor heating throughout. 11kW solar panel on the rooftop. The windows have electric external blinds. Alarm system and video surveillance (8 cameras). A car port for 2 large cars and additional roadside parking spaces. The house sells fully furnished, including gym equipment.

The villa is situated in a charming and quiet village overlooking the rolling hills of Dolenjska, ideal for outdoor enthusiasts with a variety of nearby recreational options. Despite the peaceful setting, it offers excellent connectivity — just 25 minutes from Ljubljana — making it perfect for families or professionals seeking tranquility without sacrificing convenience.

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.