

## Gradišče nad Škofljico – Elegant Family Home with Pool and Stunning Surroundings



### Property details

Type:	House
Bedrooms:	3
Land included:	750 m <sup>2</sup>
Size:	260 m <sup>2</sup>
Region:	Ljubljana & Surroundings
City:	Škofljica
Built:	1990



### Description

This spacious and beautifully maintained family home offers comfort, functionality, and a touch of luxury, making it an ideal residence for year-round living or as a holiday retreat. The property extends over approximately 260 m<sup>2</sup> of living space and sits on a plot of about 750 m<sup>2</sup>, offering ample privacy and a well-designed outdoor area with a swimming pool and multiple terraces.

The house is spread across three levels. The ground floor comprises a garage for one vehicle, a larger multi-purpose room suitable for a gym, hobby area, or guest suite, a separate WC, and a boiler room. On the first floor, which also serves as the main entrance to the house, there is a welcoming entrance hall leading into a bright and airy living room with dining area and access to a spacious balcony. This level also includes a fully equipped kitchen with pantry, a bedroom, and a bathroom with shower.

The upper floor features a comfortable and private layout with the main bedroom, complete with its own balcony, a large bathroom, and an additional bedroom, perfect for family or guests.

Outdoors, the property boasts a swimming pool with its own technical room for maintenance, as well as a large wooden storage area attached to the house and an additional smaller storage space for tools or equipment. In front of the house, there is parking for up to five cars, complementing the internal garage.

The home is equipped with two air conditioning units and all modern amenities for a pleasant and efficient lifestyle. With its thoughtful design, generous spaces, and well-maintained surroundings, this property represents an exceptional opportunity for those seeking a comfortable home in a peaceful environment with excellent accessibility.

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