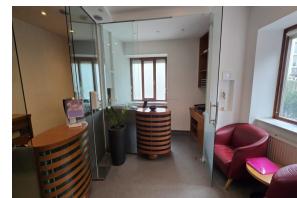


## Ljubljana –Charming house in very popular area of Ljubljana

1.790.000 €



Property details	
Type:	House
Bedrooms:	2
Land included:	350 m <sup>2</sup>
Size:	430 m <sup>2</sup>
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1920
Renovated:	1995



## Description

The house is located in one of the most breathtakingly scenic and sought-after locations in Ljubljana, in Rožna Dolina.

This charming, restored, and sun filled stone house boasts the fine panoramic views, a cosy interior, and enchanting atmosphere.

The house was built in 1921, is approx. 430sqm and has 3 floors. The house was renovated between 1992-1995.

Currently the house is used as business/apartment house however it can be used as a family home too.

On the ground floor there are 4 spacious rooms, a kitchenette and a staircase.

In the extension there are 2 toilets and one larger area. A connecting corridor connecting both properties across the courtyard.

In the mezzanine (extension) there is a room of 20 sqm.

First floor: 3 larger rooms, one smaller room, two toilets.

Mezzanine (extension): room of 20 m<sup>2</sup>

On the second floor there is an apartment throughout the entire area. It consists of a larger balcony (terrace). In addition, there is a spacious living room, two bedrooms, a larger bathroom with toilet, kitchen, utility room, additional toilet.

There is a beautifully arranged area outside, perfect to spend time outdoors, with trees and a floral garden.

A 763 sqm plot of land, on which two houses and a courtyard are located (available for purchase as whole as well), will be sensibly subdivided upon the sale of one house. Each property will be allocated a functional portion of the courtyard, ensuring parking spaces and privacy.

Rožna dolina is known as the location of many private clinics, so the property also offers a unique investment opportunity.

The houses can also be used as residential properties, as they offer an exceptional level of privacy. Suitable for those who want to live in the city center and at the same time enjoy the silence and privacy that this location offers.

All necessary infrastructure is located within few min walking. Highway 3 km.

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

