

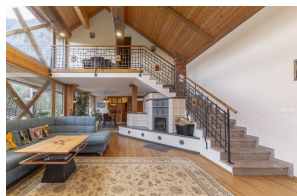
Bled – Surroundings, Exclusive Modern House with wonderful gardens & nature

1.249.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	3.070 m ²
Size:	361,50 m ²
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Spodnja Lipnica
Built:	2022



Description

In an exceptionally peaceful and private location, just 15 minutes' drive from Bled and 5 minutes from Radovljica, lies a unique estate surrounded by forest and water, offering complete immersion in nature and a high level of privacy.

The property covers 3,070 m² of land and includes a courtyard, garden, and a private fish farm. Two interconnected residential houses stand on the plot, together forming a harmonious and functional whole.

- House 1 (1992) - approx. 130 sqm, partially renovated
- House 2 (2022) - a modern wooden-structure house with high ceilings and a total of 361,5 sqm of living space, spread over three levels

Layout

House 1

- **Ground floor:**
Gym room with direct access to the garden and a bathroom.
- **First floor:**
Hallway, bathroom, three rooms, and a connecting corridor leading to the newer part of the house.

House 2 (newer section)

- **Basement:**
Boiler room with storage and an elevator to the upper floors, as well as a spacious social/entertainment room.
- **Ground floor:**
Main entrance with hallway, bathroom, and storage room. The kitchen with dining area has access to a terrace, while the bright living room features a traditional tiled stove and opens onto a large terrace with an open view.
- **First floor:**
Gallery with high ceilings overlooking the living area and access to a balcony, plus four bedrooms.

Exterior

- Landscaped courtyard with multiple parking spaces
- Large garden and fish farm
- Renovated and spacious garage
- Beautiful views, complete peace, and privacy

Location

The house is located in a well-maintained and tranquil area, with all essential infrastructure approximately 5 km away.

- Radovljica: 5 km (5-8 minutes' drive)
- Bled: 11 km (approx. 15 minutes' drive)
- Motorway access: 10 minutes

Radovljica is one of the most popular and well-kept towns in the Gorenjska region, known for its charming old town center, excellent quality of life, and proximity to nature. The town offers all necessary infrastructure for comfortable everyday living—primary and secondary schools, kindergartens, a health center, shops, restaurants, and cultural and sports activities.

Thanks to its exceptional location between Bled, Kranj, and Ljubljana, as well as quick access to the motorway, Radovljica is an excellent choice for families and individuals seeking a peaceful environment with good transport connections. Lovers of an active lifestyle will appreciate the numerous walking and cycling paths, the nearby Julian Alps, and the Sava and Radovna rivers.

Radovljica combines tranquility, order, and a close connection to nature while offering all the advantages of a modern town—an ideal location for quality living or a long-term investment.

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