

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	14054
<b>Location :</b>	Kršan
<b>Building size :</b>	125 m <sup>2</sup>
<b>Lot size :</b>	126 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1800

**Price :** 420.000 €

### Stone House for Sale

This beautiful stone house is a true example of a carefully executed renovation, in which a lot of effort, passion, and expertise have been invested, resulting in a unique space that exudes beauty and charm.

### Basic rmination:

Interior area: 125 m<sup>2</sup>.

The house is in the final stages of renovation, and the building permit is nearly complete. The sale is possible only after the issuance of the usage permit.

### Renovation and Equipment:

The house has been fully renovated with neat toilets, new flooring, and a heating system.

Furniture is not included in the price, allowing future owners to customize the space according to their preferences.

### Technical Equipment:

High-quality hydro and thermal materials have been used, and all information about the construction, along with renovation photos, is available upon request.

The house is partially equipped as a smart home, including preparations for a camera system and alarm.

### Additional Options:

It is possible to build a pool complex, sauna, jacuzzi on the land, which represents an excellent opportunity to create a luxurious living space.

This property can also serve as a business opportunity for investment return.

Additional Option:

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Possibility to purchase approximately 400 m<sup>2</sup> of municipal land, increasing the yard area.

What's Left?

Landscaping and interior furnishing are still required, which allows for personal customization of the space.

For further information and to schedule a viewing, feel free to

Phone:

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