

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14428
Location :	Bale
Building size :	258 m ²
Lot size :	2013 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price :	3.000.000 €
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In a peaceful and well-maintained area of Bala, a spacious villa with an area of 258 m² is for sale, situated on a plot of 1,310 m², featuring a 40 m² swimming pool and an additional guest house (73 m²) with a 43 m² covered terrace on a plot of 449 m². The house spans two levels. On the ground floor, there are three bedrooms, one of which has an en-suite bathroom, while the other two share a common bathroom and an additional toilet. The living room is open-plan with a fireplace, connected to the kitchen and dining area, and there is also a storage room. Heating is provided by underfloor heating and radiators connected to a heat pump, with underfloor heating installed in all bedrooms and the living area. The fireplace is fully functional and adds to the cozy atmosphere.

Upstairs, there are three more bedrooms and a bathroom. From the living area, there is access to a covered terrace with a barbecue, ideal for summer gatherings, and in the yard, there is a swimming pool along with ample space for relaxation and enjoying privacy.

At the back of the plot, there is a standalone guest house consisting of a bedroom, bathroom, living room, and kitchen. Heating is provided by electric radiators. In front of the guest house, there is a covered terrace and a large stone barbecue.

The plot has enough parking spaces for about ten vehicles, including covered parking. The property has two septic tanks that are regularly emptied twice a year, with sewage planned for the future. The house is sold fully furnished and ready for immediate occupancy or tourist rental.

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