

ISTRIA ADRIA

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Code :	15606
Location :	Netretič
Building size :	104 m2
Lot size :	2072 m2
Garden size :	0.00 m2
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Basement :	Yes
Energy efficiency :	Not specified
Year of construction :	1930
Year of adaptation :	2005

Price :	95.000 €
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Vukova Gorica – Traditional House with a Landscaped Garden and Orchard, Exclusive Listing

In the small and peaceful village of Vukova Gorica, a traditional house is for sale that has preserved the character of an authentic country home while remaining well-maintained, functional and ready to move into.

What makes this property particularly attractive is that it does not require major immediate renovation. The new owner can start using it from day one and gradually adapt and improve it according to their own wishes.

The house has a footprint of 104 m², with the last major renovation carried out in 2005.

It consists of two basement rooms, a raised ground floor and an attic.

The raised ground floor features a covered porch leading into the house, a hallway, bathroom, bedroom, living room, and a kitchen with dining area. The kitchen provides direct access to the rear of the house, leading to the courtyard and orchard, creating a practical connection between the house, garden and outdoor space.

The attic is currently unfinished but offers additional potential and can be converted and arranged according to the future owner's needs.

The house is surrounded by a fenced and well-maintained garden of 1,533 m², providing plenty of space for outdoor living, gardening, children, pets or simply enjoying your own private

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green surroundings.

Adjacent to the garden is an additional plot of 539 m², arranged as an orchard with traditional local varieties of fruit trees. This part of the property gives the entire estate a special charm and preserves a piece of the traditional rural lifestyle that is becoming increasingly difficult to find today.

Together, the house, garden and orchard form a beautifully rounded property with more than 2,000 m² of land.

The house is sold furnished and is well-maintained, functional and ready to move into. It is connected to the municipal water supply and electricity network, while wastewater drainage is currently provided by a septic tank.

The property is situated along the main asphalt road, providing easy year-round access, while the village itself offers the peace and atmosphere of a small rural community.

All property documentation is in order, the title is clear, and purchase through a housing loan is possible.

This is a property for those who are not looking for a new-build house without a sense of history, but rather a well-preserved and functional home with character, its own garden and a genuine orchard – a place that can become a permanent family home, a holiday house or a peaceful retreat away from everyday city life.

The property is available exclusively through our agency.