

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08817
Location :	Vrbovsko
Building size :	420 m2
Lot size :	4400 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	4
Energy efficiency :	Not specified
Year of construction :	1978

Price : 320.000 €

Beautiful house with outbuilding and spacious garden in a natural setting

We offer an exceptional family house with a total area of

420 m2, located in a quiet and private setting, ideal for escaping the hustle and bustle of the city. The property is surrounded by untouched nature, and is located in a secluded area, only 3 km from a school, shop, playground, bakery and other important amenities.

Not far from the house, only 4.5 km away, there is the famous Kamačnik picnic area - a perfect place for recreation, hiking and enjoying nature, with well-maintained paths along the water, a restaurant and a children's playground.

Property description:

The house consists of a ground floor, first floor and attic, is fully furnished and ready to move in immediately. It contains:

4 rooms (of which 3 are bedrooms),

spacious living room,

3 bathrooms with toilets + additional separate toilet,

3 large terraces with a beautiful view.

Special features:

Built-in wheelchair lift - accessibility for the elderly and disabled.

Regularly maintained house - recent renovations include a new

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facade and replacement of interior and exterior joinery.

Outbuilding and garden:

The property also includes an outbuilding, the attic of which has been converted into a social area with a pool table. The spacious garden offers numerous possibilities - from growing fruit and vegetables, creating a garden or a space to relax in nature.

Perfect for:

Permanent residence

Cottage or holiday home

Tourist rental/investment