

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08988
Location :	Mrkopalj
Building size :	170 m2
Lot size :	945 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	1
Garage :	Yes
Energy efficiency :	c
Year of adaptation :	2016

Price : 172.000 €

Not far from the center of Mrkopalj and just a few steps away from the Čelimbaša ski resort is this well-kept and charming, autochthonous holiday home categorized with 3 stars.

The house has a floor area of 100 m² and consists of a high ground floor and first floor, with a total living area of 170 m². On the ground floor there is a spacious kitchen with dining room, living room and bathroom, pantry and one larger room that are currently not decorated and serve as storage.

Two spacious bedrooms that provide a pleasant and warm feeling are located in the high attic, with a smaller entrance hall where there is the possibility of additional sanitary facilities. PVC joinery and pellet central heating provide heat and energy efficiency, while there is an additional wood stove for the atmosphere in the living room.

An outbuilding of 55 m² in which there is a tavern with an open fireplace for socializing and enjoyment, a woodshed, and a small smokehouse that serves as a storage room for tools, etc.

The terrain located behind the outbuilding, provides additional space for garden, rest or recreation and additional facilities, and the total area is 574 m².

This property is ideal for those looking for a blend of tradition and modern comfort, whether for family life or as a cottage.

The house is located close to all the necessary facilities, and yet in a quiet part of the village.

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