AD for SALE

FOR SALE

IDYLLIC HOUSE with attached estate with herb, vegetable and fruit garden and a forest

Location: on the slopes of Kozjak, 10 km from the center of Maribor, more detailed information can be provided after agreement.

Position: above Bresternica near Maribor, with a view of the Pohorje Hills.

Size of the ESTATE with the house: 8483m2

Value: 390,000 euros

Payment: by agreement

The house is sold furnished.

Documentation:

- land registry extract and building catastre (encumbrance-free),

- use permit in acquisition – GEOMASS,

- energy certificate in preparation - BR Real Estate,

- a certificate on the intended use of land.

Possibility of moving in: September - October 2023

**PROPERTY** with a house is **suitable:**

- for a family that wants to live a quality stay connected to nature, but at the same time close to a larger city,

- as an idyllic holiday home with the possibility of self-catering,

- as an investment in exclusive tourism with the possibility of additional programs on the estate.

**Definition of rooms in the house (three floors in total, floor plans in a separate attachment):**

- the ground floor of the house (hallway, kitchen, dining room, living room, bedroom, bathroom),

- attic of the house (2 rooms and attic storage),

- covered terrace,

- uncovered terrace,

- under the terrace there is an independent living unit with a bathroom and kitchen connections (studio),

- an outbuilding with a garage and a wood workshop on one side, and an additional utility kitchen and dry storage on the other,

- sauna located in the lower part of the outbuilding,

- carport for two cars in front of the outbuilding,

- the outbuilding, house and terrace are connected into one unit,

- cellar under part of the house - two rooms.

**DESCRIPTION OF PROPERTY with HOUSE**

**The house is located in a discreet location next to the forest** without close neighbors, above Bresternica, on the southern slope of Kozjak and overlooking the Pohorje Hills. The location of the estate allows for a perfect fusion with nature, even though you are only 15 minutes away from the hustle and bustle of the city.

Because it lies in an energetically strong area, it brings deep relaxation and strengthens people with new powers. It is surrounded by an herb and vegetable garden and a variety of fruit trees. The clearing in front of the house is decorated with a stone hearth with a lush herb garden. This space is particularly suitable for energy strengthening.

The estate is also surrounded by a forest, which offers opportunities for relaxation, recreation and research. The most beautiful path in the forest is Hrastova pot, which leads past the clearing into the valley.

**The house was built in 2008**. We used it as a holiday home until 2015, and since 2015, when the house was extended and renovated, we have been living in it. We invested a lot of positive energy in the implementation. It is built and equipped with natural materials. It is cozy and warm. Many handmade and unique creations decorate both indoor and outdoor spaces.

**The layout of the rooms in the house is functional and practical**.

On the ground floor there is a living room with a dining room and kitchen in one room, a foyer with a wardrobe, a small walk-in space with a corner wardrobe, a bedroom and a bathroom. There are two more rooms and an attic storage room in the attic. Next to the house is a large terrace (80m2) with a massage pool and a combined wooden/glass fence that offers a beautiful view. The terrace is mostly covered (60 m2) and closed with electric blinds.

**The living room is centrally occupied by a large brick oven**. The stove has two fireboxes, in the living room there is a fireplace door, and in the part that extends into the kitchen, there is a stove, an oven and a solid fuel water heater. We heat the whole house with the stove where we also cook in the winter. The floor in the living room is made of inch thick brushed oak planks. The room is equipped with natural wooden furniture. The wall by the large window facing SW is lined with specially selected pieces of wood and a heater made of natural stone. The living room and the terrace are enriched with creative lighting that conjures up a very special atmosphere in the evenings. The lights are varied and carefully selected, most of them are unique and handcrafted. The living room and the terrace are equipped with a high-quality HI-FI.

**The kitchen** facing the terrace is in a rustic style. It has a built-in light channel to increase brightness. In the dining room there is a larger built-in wardrobe with wooden doors (under the stairs), a table with upholstered corner furniture, chairs and a cupboard with a glass showcase.

**Behind a small passage** **with a wooden corner wardrobe are the bathroom and the bedroom**. The bathroom is L-shaped, has a corner massage bath and a sink on a wooden counter. The bedroom is wooden, partly made of Cemprino wood. The floor, just like in the living room, is oak.

**Oak stairs lead to the first floor**, the attic, where there are two cabinets. The larger of the cabinets has a gallery overlooking the living area.

**The house is decorated with a large terrace**. It offers a pleasant stay with a beautiful view. The terrace also contains a summer kitchen with a fireplace, a large walnut table with benches and a seating area, divided by a walnut chest of drawers just under 5 meters long. The floor is larch. The terrace is harmoniously furnished, conjuring up a very special atmosphere on summer evenings. It enables a pleasant outdoor stay for more than half a year.

**The house is something special**, with energy for a pleasant stay.

**Technical information**:

- building materials: wooden structure, dried glued wood-honeycomb, concrete, solid wood,

- where communal water runs, the walls are made of siporex,

- the wooden roof is covered with Bramak concrete roofing, the outbuilding is covered with roofing sheet,

- the facade is made of half-timbered wood,

- insulation: stone wool approx. 30 cm,

- Jelovica wooden windows,

- Knauf internal partitions,

- Maribor city water distribution system,

- heat pump (air-air) for heating water 250l,

- ecological treatment plant,

- video surveillance, alarm and sensor lighting,

- LTE internet, 2023 optics (RUNE)

- a large fireplace stove with warm air blowing into the living room and bathroom,

- electric radiator made of natural stone,

- the road between the center of Bresternice and the house is currently being planned for renovation by the Municipality of Maribor,

- asphalt to the house.

**DESCRIPTION OF THE SURROUNDINGS**

The surroundings of the house are sunny position and include a lawn with a flat part, about 400 m2 of gardens (4 gardens), about 600 m2 of orchard, about 7000 m2 of forest. The estate is cultivated in an ecological way.

**We planted a variety of herbs and fruit trees on the property.** Life in nature gives us its fruits in almost every season.

**THE SELF-CARE GARDEN** includes:

**Herbs**: Rosemary, lemon balm, mint, thyme, yarrow, yarrow, elder, horsetail, chamomile, nettle, lavender, immortelle, thyme, comfrey, sedge, sedge, marigold, calendula, borage, sweet wormwood, sage, nutmeg sage, wormwood, St. John's wort, poppy, spruce tops, narrow-leaved plantain, trumpet, ...

**Berries**: strawberries, raspberries, chokeberries, blueberries.

**Fruit trees**: kiwi, two figs, loquat, almond, cherries (early, medium and late), apple trees, pears, two white and two black mulberries, two persimmons, jujube, trellis with jurka grapes, trellis with edible white grapes, plums, three Paw-paw trees (asimina), walnut, hazel.

**Forest**: part of the property is occupied by a forest, on the edge of the property there is also a forest path that leads to the valley.

**Annual yield**: several hundred kg of fruits and vegetables and a wide range of medicinal herbs for teas and other medicinal preparations.

**MORE INFORMATION**: Additional options or advantages:

- the possibility of acquiring a plot to the east in the size of approx. 3500m2.

**Recreation options**: Path of mills and sawmills, path to Urban, path to Žavcarjev dom, rowing club along the Drava...