



## Hrpelje &#8211; Kozina, Golac - Ruin with Building Permit Surrounded by Nature

EUR 54.900,00

### Property details

Type:	House
Bedrooms:	3
Land included:	9420 m2
Size:	157 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Hrpelje - Kozina, Golac
Built:	1900



## Description

### The price includes:

- Final building permit
- Complete project for a single-family house (net 122 m<sup>2</sup>)
- Paid utility contributions (worth approx. €20,000)
- Full project documentation
- Land totaling 9,420 m<sup>2</sup>, of which 216 m<sup>2</sup> is building land

### Land included in the price:

- 216 m<sup>2</sup> building plot - location of the house
- 1,212 m<sup>2</sup> of agricultural land (approx. 200 m from the house)
- 780 m<sup>2</sup> of agricultural land (approx. 300 m from the house)
- 7,212 m<sup>2</sup> of forest (approx. 3 km from the house)

The land parcels are not directly connected but are located nearby, offering exceptional potential for self-sufficient living. A natural water spring is just 200 meters away, giving the property sustainable value and potential for eco-living.

### House plot:

- Size: 216 m<sup>2</sup>
- Planned right of way for the neighboring parcel
- 2 parking spaces

### Planned house layout:

Ground floor (net 61.1 m<sup>2</sup> / gross 78.9 m<sup>2</sup>):



- Entrance hall - 3.7 m<sup>2</sup> (ceramic)
- Storage - 4.4 m<sup>2</sup> (ceramic)
- Living area with kitchen - 36.1 m<sup>2</sup> (ceramic)
- Bedroom - 7.9 m<sup>2</sup> (ceramic)
- Bathroom with utility - 9.0 m<sup>2</sup> (ceramic)

Attic (net 60.9 m<sup>2</sup> / gross 78.84 m<sup>2</sup>):

- Living area - 20.9 m<sup>2</sup> (parquet)
- Room 1 - 12.7 m<sup>2</sup> (parquet)
- Room 2 - 13.0 m<sup>2</sup> (parquet)
- Bathroom - 5.6 m<sup>2</sup> (ceramic)
- Loggia - 8.7 m<sup>2</sup> (ceramic)

**Location and surroundings:**

The house is located in the idyllic and peaceful karst village of Golac, surrounded by nature. The location is perfect for hiking, cycling, and relaxation. Nearby are energy points, forest trails, and the well-known Dobra House of Health, which attracts visitors from the wider region.

**Why is this property the right choice?**

- Immediate construction possible with all documentation and fees already covered
- Self-sufficient potential with spring water, forest, and pastures
- Sustainable living close to nature
- Perfect mix of peace, privacy, and active lifestyle options