



## Unique Karst homestead with large land and multiple buildings - Pivka

EUR 480.000,00

### Property details

Type:	House
Bedrooms:	3
Land included:	2838 m <sup>2</sup>
Size:	357 m <sup>2</sup>
Region:	Notranjska (e.g. Postojna)
City:	Pivka
Built:	1823
Renovated:	2010



### Description

The property is located in a small settlement where peace, privacy, and contact with nature prevail, while basic infrastructure is accessible in nearby towns. The location offers easy access to larger cities - Ljubljana is about a 50-minute drive away, Ljubljana Airport about one hour, and Venice Airport about two hours by car.

#### Main house

The central building is a traditional farmhouse, built in 1823, which was completely renovated in 2007 and 2010. The living area measures approximately 118 m<sup>2</sup>.

The ground floor includes:

- entrance area,
- spacious kitchen in a traditional style,
- bright dining room with large windows and a characteristic Slovenian bread oven,
- bedroom,
- renovated bathroom.

The renovation was carried out with respect for traditional architecture, so the house retains many authentic elements and antique furniture, which give the space a special warmth and homeliness.

#### Second building - space for events and presentations

On the estate there is also a larger building intended for presentation activities, tourism, or event organization. It includes an entrance area with a large hall, additional exhibition space, and a traditional "black kitchen," typical for old Slovenian homesteads.

The building also includes:

- kitchen,



- boiler room,
- guest sanitary facilities,
- gallery on the upper floor, suitable for social events or smaller gatherings.

#### **Third building**

**On the land there is also an older house from 1850, approximately 46.9 m<sup>2</sup> in size, which requires renovation and offers additional possibilities for arranging a catering facility, apartment, or additional living space.**

#### **Land and surroundings**

**The estate is south-facing, therefore it enjoys plenty of sunlight throughout the year. The surroundings of the houses are carefully maintained, with a strong emphasis on stone elements that highlight the character of Karst architecture. Behind the buildings stretches a large meadow, fenced and surrounded by trees, with an open view of the surrounding landscape.**

**The property is part of the cultural heritage, which adds additional historical and architectural value.**

#### **Opportunity**

**This unique homestead represents an excellent opportunity for peaceful private living in nature, the development of tourism activities, the organization of events or cultural programs, as well as a combination of living and business activities.**

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT