



Renovated Karst stone house with garden and terrace - Gorjansko (Kras)

EUR 490.000,00

Property details

Type:	House
Bedrooms:	3
Land included:	949
Size:	290
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Gorjansko
Built:	1935
Renovated:	2010



Description

It is located in the quiet village of Gorjansko pri Komnu, in the heart of the Karst - an area characterized by picturesque villages, distinctive stone architecture, vineyards, and peaceful rural landscapes, close to the Italian border and the Adriatic Sea. The house is arranged on two floors, with a total of 164 m² of interior space and 39 m² of balconies and terraces.

On the ground floor, there is an entrance hallway, an anteroom (suitable for a living room, bedroom, or office), a bathroom, a kitchen, and three connected rooms, the first with direct access to the garden, which could serve as a kitchen or dining room, leading to a cozy social room or a semi-basement wine cellar.

On the upper floor, accessible by both internal and external stairs, there are two large bedrooms, one with access to a spacious balcony/terrace overlooking the garden and surroundings.

The garden is pleasantly fenced, featuring an old well, a boiler room, a workshop, a covered storage area, and a barbecue space. Opposite the house is an additional fenced garden plot with fruit trees (541 m²) and a beautiful view. The house has been renovated several times: roof renovation in 2004, installation upgrades in 2005, facade renovation and window replacement in 2010, all to a high standard. Many original elements and custom-made solid furniture have been preserved. The house is sold with the option to include many unique antique pieces by agreement.

Gorjansko is a quiet, authentic Karst village with a local shop, bar, and restaurant nearby, as well as local winemakers. The surroundings offer excellent opportunities for walking, cycling, and exploring the Karst. More services are available in Komen, 3 km away; the Italian border is equally close, and the Adriatic Sea at Sistiana is only 8 km or a 10-minute drive. Trieste is 30 minutes away, Ljubljana 70 minutes, and Venice 90 minutes by car. With its wonderful location, traditional character, renovated condition, and spacious interior, the house offers an opportunity to create a comfortable and authentic Karst home.

Seller's condition for concluding the deal: the buyer pays a real estate transfer tax of 2% of the sale price. The buyer has no agency commission costs.



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