



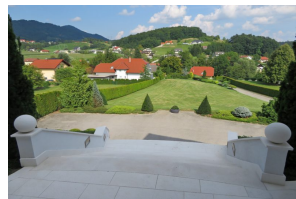
Rogaška Slatina – Luxury villa in a peaceful location

EUR 869.000,00



Property details

Type:	House
Bedrooms:	3
Land included:	4485
Size:	417
Region:	Štajerska (e.g. Maribor, Celje)
City:	Rogaška Slatina
Built:	2005



Description

The property, with landscaped grounds totalling 4,485m², is completely fenced and video surveillance is provided.

After passing through the remote-controlled courtyard gate, a private asphalted driveway leads to the garage with two 2 spacious parking spaces. In the basement there is a toilet room with shower and a boiler room with two heat pumps (air-to-water), which heat the villa and also cool it in the hot summer months.

On the ground floor there is a central living area consisting of a guest toilet, an office, a utility room, a spacious living room with a fireplace, an open kitchen with a dining area and a kitchen pantry, and access to the outdoor terrace.

A double staircase leads to the upper floor of the villa, where the sleeping area of the house is located, consisting of 3 bedrooms and 2 bathrooms. Two spacious, fully equipped children's rooms share a bathroom with shower and toilet, and a spacious dressing room. The master bedroom is connected by a passage to its own spacious bathroom with shower and jacuzzi bath. The master bedroom also has its own dressing room and access to the balcony. The furniture is mostly custom made.

There is a thermostat in each room of the villa to regulate the desired air temperature. To the rear of the villa is a lawn with an outdoor saltwater swimming pool and a picnic area for spending time and enjoying with family and friends. The villa's surroundings are well maintained and carefully cared for, forming a truly dream home together with the villa.

We can recommend this property for people who want to enjoy a quiet and intimate environment surrounded by a natural habitat not far from the city centre with all the necessary infrastructure.

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