

Residential property

Luxurious Bright Villa with Great Potential



Price	1 460 000 €
Area	563 m²
Location	Gorenjska, Škofja Loka

We are offering for sale a luxurious villa with a total area of 563.50 m², located in the Gorenjska region, in the vicinity of Škofja Loka. The house is situated in a quiet green area with a picturesque view of the Alps and the surrounding hills. Built in 1999, it is registered in the Land Registry and has all the necessary permits. B+G+Attic. The plot area is 2,295 m².

The property features a landscaped garden with trees, ornamental shrubs, and cypresses, ensuring complete privacy. The entire plot is enclosed with a fence and a stone wall. In front of the house there is a spacious courtyard, a double garage, and additional parking spaces.

The villa combines modern comfort with refined elegance. The interior layout is designed with a focus on comfort, light, and functionality.

On the ground floor, there is an entrance hall, a spacious living room with kitchen, dining area, fireplace and access to a large terrace. High ceilings and large windows fill the rooms with natural light. The ground floor also accommodates a laundry room, storage room, guest toilet, and a master bedroom with a walk-in closet and an en-suite bathroom finished with natural materials and equipped with a sauna.

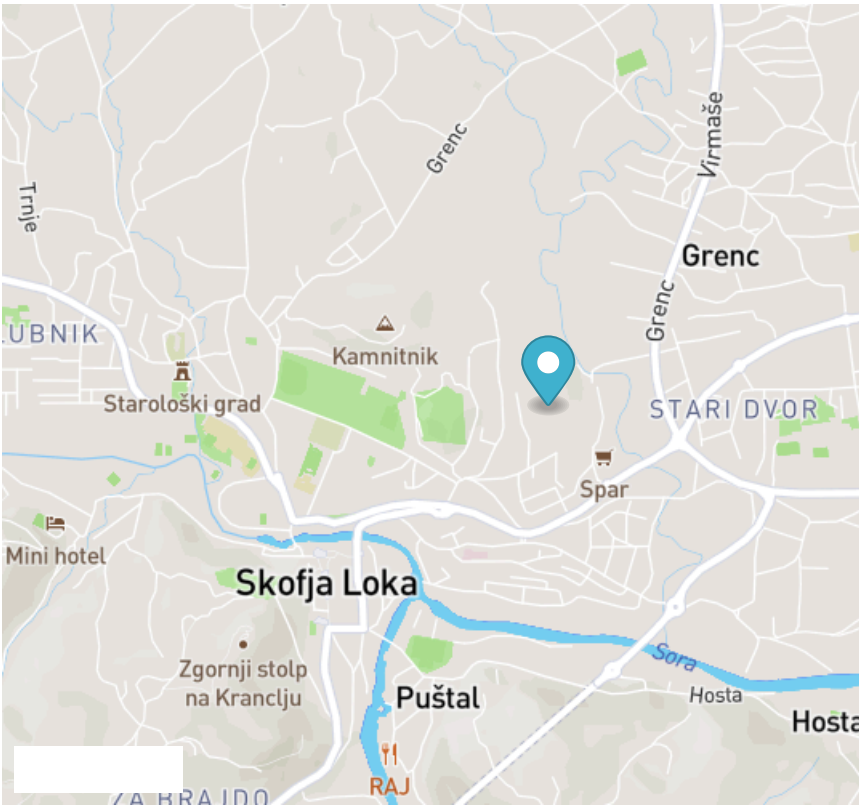
From the ground floor, a staircase leads to the gallery with a built-in bookcase overlooking the living area. The attic floor features a study, two children's bedrooms each with an en-suite bathroom and an additional toilet, a playroom, another multipurpose room, a boiler room, and a separate fitness room.

The basement level houses a wine cellar.

The house is built with high-quality materials and furnished with premium furniture. The floor plan is convenient, minimizing the number of stairs.

- Additional features:
- Option to divide the house into two separate residential units.
 - Possibility to build two detached houses or two semi-detached houses on the plot.

Price: €1,460,000. The seller's condition is that the buyer reimburses part of the sales costs in the amount of 2% of the contract value + VAT.





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