



Transakcija:  
Tip:  
Velikost:  
Lokacija:  
Šifra:  
Država:  
Leto izgradnje:  
Energetski razred:

**Prodaja**  
**Hiša - Samostojna**  
**128,30 m<sup>2</sup>m<sup>2</sup>**  
**KNEŽJA VAS, Dolenjska**  
**PH00147AC**  
**Slovenija**  
**zgrajeno leta 2000, adaptirano leta 2010**  
**Ni podatka**

128,3 m<sup>2</sup>, samostojna, zgrajena l. 2000, adaptirana l. 2010, 1.619 m<sup>2</sup> zemljišča, prodamo. Cena: 149.000,00 EUR

Hiša je praviljična. Z razgledom, ki vzame dih. Še posebej ob sončnih zahodih, katere lahko opazujete z dveh velikih teras in po napornih dnevih začutite milino narave, okoliških gričev in vinogradov. Hiša je bila zgrajena s srcem, pridihom domačnosti, lepo je negovana in vzdrževana.

Locirana je na obsežnem pobočju hriba, v razloženem naselju Lisec, občina Trebnje.

Ponuja možnost doživljanja čistega miru, radosti in užitka. Ne zahteva nobenega vlaganja. Gradila se je po etapah od leta 2000 in je praktično nova, z lepo fasado, novo streho in žlebovi, široko dimno cevjo za kamin. Je do potankosti urejena in lepo opremljena. Stoji na parceli, veliki 1.619 m<sup>2</sup>, ki je v naklonu. V zgornjem delu pri cesti stoji sama hiša, v spodnjem pa se razprostira vinograd z 400 trtami vrste Šmarnica, ki lahko obrodijo količino grozdja za do 700 l vina. Prav tako je na zemljišču posajeno sadno drevje kot so jabolka, slive, češnje in breskve. Vse sadje dobro obrodi, saj je lega izvrstna in osončena preko celega dneva.

Zgrajena je v 3 etažah.

Spodnja etaža predstavlja klet, v kateri se nahaja cisterna za kurilno olje 1000l, CTC peč za ogrevanje in pa nudi prostor za shranjevanje.

V prvi etaži se nahaja prostor za druženje v katerem je kamin za ogrevanje na drva, kuhinja, jedilni kot, wc ter večji prostor, v katerem je mali bar za pokušino vina, pralnica in prostor za shranjevanje. V tem prostoru je možno urediti tudi sobo po lastnih potrebah. Za izredno lepimi lesenimi, masivnimi vrati pa se nahaja vinska klet.

V drugi etaži je hodnik, kopalnica s tuš kadjo in bidejem, spalnica, dnevni prostor s kuhinjo in jedilnim kotom iz masivnega lesa in izrezljanim motivom. Iz bivalnega prostora, tako v drugi kot tretji etaži je izhod na veliko teraso z dih jemajočim razgledom na zeleno okolico, hribe in vinograde.

Okna so lesena, na vseh oknih pa so lesena polkna.

\*Ogrevanje: centralna kurjava, kamin na drva

\*Voda: kapnica, ki se zbira v zbiralnik (22m<sup>3</sup>), pritisk vode v pipah pa uravnava hidropak

\*Greznica

\*Električni priključek urenjen

\*Interneta ni, je pa možen priklop

\*Dostop je asfaltiran, tudi pluzenje je v primeru snega urejeno

\*Gradbeno in uporabno dovoljenje je pridobljeno, ZK izpisek je urenjen, brez bremen, hiša je vpisana v kataster stavb

\*AC priključek je oddaljen 15 min vožnje

\*V okolici hiše je prostor za 6 parkirnih mest

Hiša je primerna tako za bivanje, kot za vikend oddihe ali oddajanje v turistične namene.

Nepremičnina je vsekakor vredna ogleda in nakupa!

The house is fabulous. With a breathtaking view. Especially at sunsets, which you can watch from two large terraces and after busy days feel the grace of nature, the surrounding hills and vineyards. The house was built with a heart, a touch of homeliness, it is beautifully cared for and maintained. It offers the possibility of experiencing pure peace, joy and pleasure. It does not require any investment. It has been built in stages since 2000 and is practically new, with a beautiful facade, a new roof and gutters, a wide chimney for the fireplace. It is decorated to the last detail and nicely furnished. It stands on a plot of 1,619 m<sup>2</sup>, which is sloping.

In the upper part by the road stands the house itself, and in the lower part there is a vineyard with 400 vines of the Šmarnica type, which can yield a quantity of grapes for up to 700 l of wine. Fruit trees such as apples, plums, cherries and peaches are also planted on the land. It bears all the fruit well, as the location is excellent and sunny all day long.

It is built on 3 floors.

The lower floor is a basement, which houses a 1000l fuel oil tank, a CTC heating stove and offers storage space.

On the first floor there is a meeting room with a fireplace for heating with wood, a kitchen, a dining area, a toilet and a larger room with a small wine tasting bar, a laundry room and a storage room. In this space it is also possible to arrange a room according to your own needs. Behind the extremely beautiful wooden, solid doors is a wine cellar.

On the second floor there is a hallway, a bathroom with a shower and a bidet, a bedroom, a living room with a kitchen and a dining area made of solid wood and a carved motif. From the living room, both on the second and third floor, there is an exit to a large terrace with breathtaking views of the green surroundings, hills and vineyards.

The windows are wooden and all the windows have wooden shutters.

\* Heating: central heating, wood burning fireplace

\* Water: drip that collects in the reservoir (22m<sup>3</sup>), and the water pressure in the taps is regulated by the hydropack

\* Septic tank

\* Electrical connection arranged

\* There is no internet, but it is possible to connect

\* Access is paved, plowing is also arranged in case of snow

\* Building and use permit obtained, no encumbrances, the house is registered in the building cadastre

\* AC connection is a 15-minute drive away

\* In the vicinity of the house there is space for 6 parking spaces

The house is suitable for living, as well as for weekend vacations or renting for tourist purposes.

The property is definitely worth a visit and purchase!



**ITD nepremičnine d.o.o.**

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