



Unique Karst homestead with large land and multiple buildings - Pivka

EUR 480.000,00

Property details

Type:	House
Bedrooms:	3
Land included:	2838 m2
Size:	357 m2
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 m².

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 m² 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