



## Bohinjska Bistrica - Energy-efficient detached Kager house with a garden in a quiet location

EUR 585.000,00

### Property details

|                |                                         |
|----------------|-----------------------------------------|
| Type:          | House                                   |
| Bedrooms:      | 4                                       |
| Land included: | 524 m <sup>2</sup>                      |
| Size:          | 213 m <sup>2</sup>                      |
| Region:        | Gorenjska (e.g. Bled, Bohinj, Kr. Gora) |
| City:          | Bohinjska Bistrica                      |
| Built:         | 2005                                    |



## Description

Operating costs are extremely low. The house is built with high quality and is exceptionally energy efficient (heating costs are approx. 500 EUR/year).

It has three floors: basement + ground floor + first floor. It has a net living area of 213 m<sup>2</sup>. Of this, 142.9 m<sup>2</sup> is usable area, 8.5 m<sup>2</sup> is storage, 34.7 m<sup>2</sup> is cellar, 9.7 m<sup>2</sup> is cellar, and an additional room of 17.4 m<sup>2</sup>.

### Room layout:

The upper ground floor includes: the main large bedroom with a balcony, two bedrooms suitable as children's rooms or office workspace, a large bathroom with two sinks, a whirlpool bathtub, bidet, and toilet.

The first floor includes: an entrance area with a coat rack and shoe cabinet, a large open space with a dining table and sofa set in a shared room where there are cabinets with drawers and a cabinet for a large TV. The kitchen is separate from everything with sliding doors and a countertop, with cabinets 8 m long plus refrigerator and all kitchen appliances. The kitchen is positioned close to the dining table but separated. There is also a bathroom with a shower and toilet. From the main room, there is access to a terrace for 4 people and also direct access to the summer terrace and garden.

The basement includes: a large living room with a bed, sofa, and large desk, a smaller room used as storage, a large room with a sauna and gym, a room serving as laundry, drying room, and toilet. There is an exit to the back part of the garden, which also serves as a boiler room with a wood stove.

The house is built very solidly and earthquake-resistant. The house foundations are extremely strong. The basement is built with insulation both outside and inside. Around the entire house, drainage is installed at the height of the lower slab, which also provides the possibility of free water collection for garden irrigation. Electric and UTP cables are connected to the iron gates of the fence and the garden entrance for the possibility of automatic gates.

All floors in the house are dry construction, wooden, with under-insulation. The roof is built to be waterproof even without roof tiles. It is covered with Bramac roof tiles, which also provide wind protection.



There are lights, electricity, and water all around the house. The entire plot is fenced with a 130 cm fence, and cypresses along the road ensure complete privacy in the garden. The garden is planted with many ornamental trees. The lawn area is approx. 260 m<sup>2</sup>, on which stands a large summer pavilion and summer terrace. A garage with an automatic door measuring 36 m<sup>2</sup> adjoins the house. The total living area is therefore 213 m<sup>2</sup> excluding the garage. The house has burglar and fire-resistant aluminum shutters on the windows. The window glass is reflective and blocks sunlight. Each floor has its own AC unit, allowing heating in transitional periods and cooling in summer, although cooling is generally not needed as the house remains very cool in summer. The entrance door is made of solid oak.

A special feature of the house is also the massive wooden ceilings, massive wooden stairs, and the option to heat the basement and first floor exclusively with a fireplace stove. Radiator heating, which exists throughout the house, has not been used by the owners for years due to the fireplace option. The house is spacious and open, making living in it extremely pleasantly warm.

Water is heated by a heat pump, with the option of heating with a Wahler 20 kW wood stove. All roof finishing work and gutters are made of copper. The house has two chimneys, which are pipe-type for earthquake safety. The house also has a car charging station and the possibility to connect a generator for electricity for the entire house or reverse connection from the car. Everything is designed so that the house is self-sufficient in extreme cases.

Internet and television are provided via Telemach, with an option for fiber optic connection available at the house. Cables are routed to almost all rooms in the house.

Living in such a house means enjoying harmony with nature, taking advantage of energy efficiency and sustainable materials, and having a home that offers comfortable living.

**Location:**

It is located near all necessary infrastructure: bus stops, kindergarten, school, shops, and the center. The lake is approx. 7 km away.

**Additional**

The seller's condition is that the buyer assumes payment of 2% real estate transfer tax.