



## Luxury 6 Bed House And Flat For Sale in Kapla



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	Languages: English
Languages:	Site: <a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 197,705.26

### Τοποθεσία

Χώρα:	Slovenia
Νομός/Περιοχή/Επαρχία:	Tabor
Πόλη:	Kapla
Διεύθυνση:	Spodnja Kapla 104
Ταχυδρομικός κωδικός:	2632
Δημοσιεύθηκε:	27/10/2023
Περιγραφή:	Luxury 6 Bed House And Flat For Sale in Kapla Slovenia

Esales Property ID: es5553921

### Property Location

104 Spodnja Kapla  
Kapla  
2362  
Slovenia

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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Slovenia is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This characterful holiday home is on 3 levels, and was designed by a Swiss architect and constructed around 1991 in brick stone concrete and timber in an attractive style.

The upper part is a 2 storey house with a Double Bedroom at the top level. There is an external balcony to enjoy the surrounding views, and an internal gallery balcony overlooking the lounge which is currently used as office space and seating.

At the ground floor there is a large dining and lounge area, with a sofa bed to sleep 2 people. It could be rearranged to sleep more people if required.

In the ground floor level there is a large traditional Slovenian wood burning stove which heats the whole of the upper floors economically and efficiently.

There is a dining room separate, to seat 4/6 people previously used as a bedroom to sleep 2, or 4 if bunk beds are put in.

There is a shared shower room and toilet with a bidet. There is space to put a bath here or a small jacuzzi if preferred.

There is a galley kitchen at ground floor level. There is an external balcony at ground level also to enjoy views and sunrise and sunsets.

There is a staircase down inside the building to a lower ground floor flat which could be made totally self contained. At the lower ground floor there is a large kitchen, to seat 6/8 people, completely separate from the ground floor kitchen. There is also a lounge area, which could be provided with a sofa bed to sleep 2 but currently has 2 lounge chairs. There is also a wood burning fireplace for that room. Adjacent there is a bedroom to sleep 2 either in single beds or using a sofa bed. There is a traditional wood burning stove in the bedroom as well. There is an ensuite shower room and toilet for the lower ground floor.

Also at lower ground floor there is a storage room and electric hot water cylinder serving both the upper shower room and basin and fully equipped kitchen and the lower ground floor shower room and kitchen dining room. There is a washing machine in the lower ground floor shared space.

There is also an oil fired storage room for central heating which serves the whole house (3 levels).

There are electric fires sufficient for all the rooms if it is decided to use this method rather than oil fired storage.

The house is fully furnished.

Outside the lower ground floor flat there is a 2 storey garage and storage area, which is arranged for 1 car parking at the moment, and more parking outside the garage, at least 2/4 spaces. Above the garage and storage area has been boarded out as additional sleeping accommodation for 6/8 people. The staircase up to the loft space has been completed, but the window and the roof insulation remain to be done.

It would be possible to extend the central heating to this outer storage area, and provide additional toilets and showers in the storage area at ground floor level, but at the moment it is used for storage for materials. There is power and light already run and wired to this area, all fully functioning.

In the garden is a barbecue area and an adjacent roofed seating area and verandah which is in process of



restoration. The verandah and the roof can both be extended and there is material on site to complete this unfinished project. There is power and lighting run to the garden verandah all fully functioning so that a refrigerator and other convenient electrical appliances can be used there. There is additional storage under the verandah.

There is a large garden which is enclosed and private so ideal for safe play by children and to keep pets safe and secure.

There is room for small children to cycle and play safely within the garden.

In the surrounding countryside there are many routes for cycling and walking or driving in the summer time. There are amazing views across all the hills and mountains nearby.

There is a clean water supply directly from a storage lake at the top of the mountain in Spodnja Kapla.

There is a beautiful church in the village and a community hall for local people and children. There is a bar in Spodnja Kapla. It is a peaceful area visited by many tourists from both the Slovenian and Austrian side of the border on foot, cycle, motorcycle and by car. It is an agricultural area with forests and wildlife mainly deer, and there is a lovely lake within easy walking distance of the house near the Austrian border.

The nearest shops are at Ozbalt on the Slovenian side of the border, or larger supermarkets, such as Mercator, Lidl Hofer and all necessary shops and workshops, library and local Government offices at Radlji ob Dravi in Slovenia approximately 20 minutes drive. At Arnfels on the Austrian side of the border there is another small town with Supermarket and various small shops.

Along the River Drava around 10 km distance there are opportunities for river recreation. There are lots of castles in Slovenia, and also in Austria in easy driving range. Vienna is also drivable in a few hours, as is Venice in Italy.

There are skiing resorts at Maribor and Kopa approximately 1 hour drive, and lots of other skiing opportunities slightly further afield in Slovenia.

It is possible to drive to Graz Airport on the Austrian side in around 1 hour, or Maribor airport in Slovenia in around 1 hour, Ljubljana airport is around 2.5 hours drive.

## ABOUT THE AREA

Kapla is a dispersed settlement in the hills north of the Drava river in the Municipality of Podvelka close to the border with Austria'. The area is part of the traditional region of Styria. The municipality is now included in the Savinja Statistical Region.

## MAiN FEATURES:

- 1200m<sup>2</sup> of living space
- 2000m<sup>2</sup> plot room to develop further
- 6 Bedrooms
- 2 Bathrooms



- Stunning Views
- Private Parking
- Private Gardens
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Slovenia
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	1200 τ.μ

## Utility details

Heating:	Ναί
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## Rental details

Furnished:	Ναί
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://www.youtube.com/embed/8IfJRvXeREc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/8IfJRvXeREc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX5.062.616
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