



REAL ESTATE AGENT

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CENTURY 21 Emona (Osrednjeslovenska regija)

Cesta 24. Junija 25

1000 Ljubljana




ID: 101236-42

Kostanjevica na Krki

880.000,00 €

VACATION FACILITIES | HOTEL | SALE

 SIZE
708 m²

 NO. OF FLOORS
2

 BUILD
1878

 RENOVATED
2015

DETAILS

We are selling a prestigious villa located in the very center of **Kostanjevica na Krka (Villa Castanea)**.

The villa currently operates as a boutique hotel, intended for more demanding guests who want a complete break, with authentic local cuisine and Slovenian wines. The ground floor of the house currently houses the reception, a larger social space with a fireplace that can serve as a dining room or breakfast room, a meeting room with a large wine cabinet, a large kitchen for preparing meals and separate sanitary

facilities. The furnishing of the ground floor and first floor was carried out by the company Stilles, according to the instructions of the architect Goran Dominko.

On the first floor, there are four larger double rooms with bathrooms, two of which have access to the balcony, which stretches along the entire length of the first floor. The view from the balcony is on the inner courtyard.

On the second floor, there are two larger family rooms for four people and three medium-sized double rooms, in which additional beds can be added. All five rooms have their own bathroom with toilets. All rooms offer a view of the surrounding area and the city center itself. All rooms have wooden floors.

Access to the house is directly from the main road into the inner courtyard and also from the side street. The inner yard has enough space for 6 parking spaces (private), a small green area and an auxiliary facility with technological and storage work. It is also possible to park next to the house along the entire length of the building.

The entire facility can be heated in winter and cooled in summer (heat pumps using the air-air and air-water systems).

The house is currently arranged as a boutique hotel and boasts a richly decorated front facade, a vaulted ground floor, arcades at the back of the building, cobblestones from the surrounding stone and an inner courtyard in the shade of a mighty chestnut tree. The villa can be converted into a private two-apartment house, as it has two separate entrances.

The building has a building and use permit for accommodation and hospitality. The property is sold legally regulated and free of encumbrances.

The villa is currently operating as a small hotel, with the possibility of leasing it for the organization of a business event or a wedding, as it provides complete privacy.

The villa also has many other possibilities of use, it can be transformed into business premises, premises for various events, a private clinic (possibility of installing an elevator) or a private house.

You are invited to watch the video: <https://www.vilacastanea.si/>

Renting the house is also an option.

We are happy to help you with more information and a live viewing!



PROPERTIES

Surroundings

- Nice view
- Close to nature
- Very sunny

GALLERY

