



CENTURY 21 Novi dom
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REAL ESTATE AGENT

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ID: 107220-53

Ugodno: Zagorje ob Savi, Osredek

78.000,00 €

HOUSE | INDIVIDUAL | SALE



SIZE
191,60 m²



LAND
578 m²



NO. OF FLOORS
1



BUILD
1978

DETAILS

On the slope of the rural settlement **Osredek (Municipality of Zagorje ob Savi)**, halfway between Radeče and Litija, we have a small, family house for sale, which has so far only been used as a holiday home. **It is distinguished by a**

distinct sunny position (orientation to the south) with a beautiful view of Kum and the surrounding hills, little land, a secluded location, but still a hundred meters away from very friendly neighbors. Despite the fact that the house needs renovation according to modern standards, the rooms are dry, clean and extremely well preserved, because people lived in it only occasionally.

Although it currently has only **79.5 m² of living space**, you can take advantage of the potential of the ground floor or build an entire attic, which can take advantage of **all 191.6 m² of net floor area**. **On a plot of 578 m²** there is a pair of fruit trees (cherry, walnut, three apple trees) and a woodshed, while leaving enough space for a garden, children's playground and parking for two cars. **Access to the Osredok settlement is easy and paved, and the last 800 meters the macadam road climbs to the house, which lies at 755 meters above sea level (the road is public and asphaltting is in the municipal plan)**. The distance from the administrative center of Zagorje ob Savi is 14 km, from Radeče 18 km and from Litija 21 km. **We recommend the purchase of this beautiful property to anyone looking for a house with a small plot in the countryside for permanent residence or if you need a secluded cottage to escape the daily hustle and bustle of the city.**

The house has a partial basement, has three floors (K + P + M) and the following rooms:

Basements (area 54.4 m²; ceiling height = 2.4 m): hallway (5.1 m²), kitchen (5.5 m²), room (19.1 m²), toilet (2 m²), staircase 2 m²), basement (5.8 m²), garage (14.9 m²);

Ground floor (area 65.1 m²; ceiling height = 2.6 m): entrance hall (5.3 m²), staircase (4 m²), bedroom (11.4 m²) with a 3.5 m² balcony, bathroom (3, 4 m²), kitchen (5.3 m²), dining room (7.2 m²) and living room (15.2 m²) with access to a 9.8 m² large balcony;

Unfinished attic with internal dimensions of 8.45 m x 7.43 m (62.8 m²) and 9.3 m² large balcony.

Basic information:

Year of construction: 1978;

Construction: it is built of concrete blocks and bricks;

Facade: classic, plastered;

Roof: original roofing;

Windows: original, wooden windows;

Floors: parquet and ceramics;

Grooves: galvanized;

Electrical installations: original (three-phase current);

Bathroom: original;

Heating: The house has no central heating. The heating so far has been arranged with a large bread oven or electric radiators. There is also the possibility of making a fireplace on the floor. The water is heated by an 80 l electric water heater located in the bathroom;

Telecommunications: the house does not have a telephone or cable connection (telephone connection is nearby), so currently only a wireless connection is possible;

Connections: Currently three-compartment septic tank and water from the village reservoir. The short-term plan is to connect to a nearby public water supply.

Equipment is donated. Zk situation is regulated and without burdens and debts. The house has the appropriate building permit.

Visits are possible by prior arrangement. You are kindly invited!

BENEFITS FOR BUYER

- Sand alone on a countryside
- Small house or weekend house
- Panoramic view
- No neighbours nearby
- Excellent location



NO. OF ROOMS
3



NO. OF BEDROOMS
1



NO. OF CHILDREN'S ROOMS
1



NO. OF BATHROOMS
1



WC
2

PROPERTIES

Advantages

- Balcony
- Garden
- Basement

Equipment

- kitchen with appliances
- dining table with chairs
- bathtub
- TV
- bed
- couches and fountains

Connections

- Electricity
- Water
- septic tank

Heating

- Electricity
- Firewood

Surroundings

- Nice view
- Close to nature
- Very sunny

Position

- east
- west

Energy card

G: from 210 to 300 <?=\$GLOBALS["TL_LANG"]["MSC"]>["and_more_label"]; ?> kWh/m2a



Accurate energy consumption: **320 kWh/m2a**

Date of issue of the card :

IN THE VICINITY OF REAL ESTATE



SHOP
5.3 km



POST OFFICE
4.9 km



HEALTH CENTRE
14.7 km



BANK
14 km



PRIMARY SCHOOL
4.9 km



KINDERGARTEN
4.9 km

GALLERY



