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|                                |          |
|--------------------------------|----------|
| <b>ID :</b>                    | 00000    |
| <b>Location :</b>              | Novigrad |
| <b>Building :</b>              | 135 m2   |
| <b>Lot :</b>                   | 400 m2   |
| <b>Garden :</b>                | 265 m2   |
| <b>Number of floors :</b>      | 1        |
| <b>Bedrooms :</b>              | 3        |
| <b>Number of bathrooms s :</b> | 1        |
| <b>Energy efficiency :</b>     | C        |

Old rice : 248.000 €

### House / cottage in Mariborsko Pohorje, SLOVENIJA

#### SLOVENIA - POHORJE

A holiday house for sale in a TOP location in Mariborsko Pohorje, where there are no more construction plots. It is 200m on foot to the ski slope, 800m to the Bellevue Maribor hotel, 20 km to the city of Maribor and Maribor airport, 5 km to Areh.

Excellent business opportunity for rent in the ski season.

Mariborsko Pohorje is one of the largest ski centers in Slovenia. for those who love nature, peace and quiet, or various sports, cycling, walking, skiing, adrenaline trails with summer sleds to the valley, it really is a true paradise.

On the ground floor - a large room, a mini kitchen, a fireplace and a heater for heating the entire house with heating oil and a wood fireplace, exit to the outside.

First floor - hallway, bathroom, large living room, dining room, kitchen, ceramics on the floor, large balcony on two sides, stainless steel railings...

Second floor - 2 bedrooms, each with its own balcony, stainless steel railings, corridor, parquet on the floor...

Facade insulation 15 cm, newly built house, little used, complete furniture, PVC windows and doors.

Parking for several cars

Square footage with balconies 160m2, net inside 135m2, plot about 400m2.

