





Code :	NAH2542
Location :	Lovran
Building size :	210 m2
Lot size :	748 m2
Distance from sea :	7500 m
Number of rooms :	4
Year of built :	1890
Heating :	wood
Energy efficiency :	processing

Price :	490.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Traditional Property Surrounded by Greenery with Sea View

For sale is a family home situated on the slopes of Mount Učka, in a peaceful and green setting above Lovran. Surrounded by nature and away from the hustle and bustle, this property is ideal for those seeking peace, privacy and a relaxed lifestyle while still appreciating the proximity to Lovran and the sea.

The house extends over three floors and offers spacious, functionally arranged living areas, numerous additional features and a beautiful garden with wonderful views of the surrounding nature and the sea.

LOWER GROUND FLOOR

The lower ground floor comprises:

sauna with an open-plan bathroom

large storage room fitted with shelving

practical additional kitchen

GROUND FLOOR

The ground floor forms the main living area of the house and comprises:

entrance hall

bedroom

kitchen

spacious bathroom with shower and whirlpool bathtub

large living room with integrated dining area

The living room opens onto a terrace offering beautiful views of the surrounding nature and the sea.

At the rear of the house, surrounded by greenery, there is a charming patio with a table and chairs – an ideal place to relax and enjoy time outdoors.

FIRST FLOOR – SEPARATE APARTMENT

The first floor features a separate apartment comprising:

two bedrooms

kitchen

bathroom with shower

terrace with beautiful views of the surrounding nature and the sea

This layout allows the first floor to be used as an independent living unit, providing additional flexibility for family members or guests.

GARDEN AND OUTDOOR AREA

The house is surrounded by a green garden with established fruit trees and Mediterranean vegetation. The property features grapevines as well as apple, fig, cherry and pear trees, further enhancing its natural and idyllic atmosphere.

ADDITIONAL BUILDINGS AND STORAGE AREAS

The property also includes a semi-detached stone house. A double garage is located on its ground floor, while the lower ground floor is currently used for storage purposes. This additional building adds further value to the property and offers various possibilities for future use.

The property also includes a separate 17 m² storage room located directly opposite the semi-detached stone house.

TECHNICAL FEATURES

The house is fitted with PVC windows and is heated by wood.

The property is connected to the water and electricity networks and additionally benefits from a water cistern with a capacity of 12 m³.

The property is sold furnished.

The nearest restaurant is located only approximately 500 metres away.

AN IDEAL PROPERTY FOR NATURE AND PEACE LOVERS

One of the key advantages of this property is its location – nestled in the green landscape on the slopes of Mount Učka, away from the noise and hectic pace of urban life.

It is particularly suited to those who value peace, privacy, nature and outdoor living while enjoying beautiful views of the sea and the surrounding landscape.

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