



Stunning 5 Bed House For Sale In Baselj Slovenia



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: EUR 660,000

Location

Country: Slovenia
State/Region/Province: Preddvor
ZIP code: 4205
Posted: Aug 04, 2026
Description:
Stunning 5 Bed House For Sale In Baselj Slovenia

Esales Property ID: es5555161

Baselj

4205

Slovenia

Stunning 5-Bed Two-Family House in Baselj, Preddvor | €660,000

Nestled in the picturesque settlement of Baselj within the municipality of Preddvor, this versatile two-family house offers an ideal blend of peaceful alpine living and suburban convenience. Positioned in a quiet residential neighborhood close to nature and outdoor recreational areas, the property spans 255 square meters of interior living space set on a generous 900-square-meter private plot. Originally constructed in 1981, thoughtfully finished, and continually updated—including a newly renovated



bathroom in 2023—this fully equipped residence is in excellent condition and ready for immediate move-in. Offered at €660,000, it presents an exceptional opportunity for multi-generational families, buyers seeking a home office setup, or investors looking for flexible living options.

Spacious Layout Across Three Levels

Designed with versatility in mind, the interior layout spans three main levels, easily accommodating two independent households or a spacious single family setup:

- * **Basement / Ground Floor Entry:** Functional and practical, this level features a secure single garage, a dedicated boiler room, a private office space perfect for working from home, a separate toilet, and a central hallway leading up to the rest of the residence.
- * **Ground Floor:** The main living hub opens into a bright living room that connects directly to an outdoor terrace, ideal for al fresco dining and relaxing. This floor also hosts two bedrooms, a full bathroom, a separate guest toilet, and a spacious hallway.
- * **Attic Level:** Built in 2009, the upper floor features three cozy bedrooms, a well-appointed bathroom, and a private balcony offering fresh mountain air and scenic views of the surrounding countryside.

With a total of four dedicated bedrooms, two bathrooms, two separate toilets, and ample built-in storage, the layout provides privacy and comfort for every member of the household.

Grounds, Parking & Modern Comforts

The 900-square-meter grounds feature a lush green garden, open outdoor terraces, and an inviting atmosphere for children, pets, and outdoor entertaining. Vehicle parking is abundant: in addition to the integrated single garage, the property includes three covered parking spaces plus additional parking space for up to four cars. A private vehicle charging station option can also be easily integrated.

Comfort and security are built into the home's infrastructure. The dual heating system utilizes radiators and underfloor heating, powered by oil and wood/coal options for efficiency and reliability. For complete peace of mind, the property comes equipped with a modern security system featuring an alarm and video surveillance.

Ideal Location & Nearby Connections

Living in Baselj puts nature right at your doorstep while maintaining quick access to daily amenities. Kindergarten and primary school facilities, local bus stops, and everyday services are located just minutes away in neighboring Preddvor. The area is a haven for mountain lovers and outdoor enthusiasts, offering direct access to hiking, cycling, and alpine recreation around Mount Storžic.

Commuting is effortless via local roads and the nearby highway exit:

- * Preddvor center: -3.4 km (5 minutes)
- * Kranj: -12.9 km (15 minutes)
- * Ljubljana city center: -39 km (35 minutes)



For international travel, the nearest airport is Ljubljana Jože Pucnik Airport (LJU), located just under 12 kilometers away (a quick 15-minute drive), ensuring seamless regional and international connections.

ABOUT THE AREA

Nestled at the southern foot of the iconic Mount Storžic in the Kamnik-Savinja Alps, Baselj (often spelled Baselj) is a tranquil hillside village in the Upper Carniola (Gorenjska) region of Slovenia. Belonging to the municipality of Preddvor, this picturesque rural settlement sits at an elevation of around 550 meters, surrounded by lush alpine meadows, dense forests, and dramatic mountain peaks. Its pristine setting makes it a quintessential example of traditional Slovenian highland landscape.

The village carries a long history that reaches back to medieval times, with written records attesting to its existence as early as the 12th century. Overlooking the settlement from a prominent hill is the historic Church of Saint Lawrence (Sveti Lovrenc). Renowned for its well-preserved 15th-century Gothic frescoes and Romanesque architectural elements, the church site also holds archaeological significance with remnants of early medieval fortifications and Roman-era artifacts, offering panoramic views across the valley below.

Today, Baselj serves as an ideal retreat for nature lovers, hikers, and travelers seeking authentic village charm. It acts as a popular starting point for alpine ascents up Mount Storžic and neighboring peaks like Kalisce, as well as gentle walking trails through the valley of the Kokra River. Despite its secluded feel, the village retains a warm, close-knit community atmosphere centered around sustainable rural life and traditional Alpine heritage.

Reaching Baselj is remarkably convenient despite its alpine surroundings. The nearest airport is Ljubljana Jože Pucnik Airport (LJU), situated just 10 to 12 kilometers (around 7 miles) to the south. A brief 15-minute drive from the terminal connects international visitors directly to the tranquil foothills of Baselj, making it an effortlessly accessible destination for exploring northern Slovenia.

MAiN FEATURES:

- * 255m² of living space
- * 900m² plot
- * 5 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * 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

Contact us today to buy or sell property in Baselj, Preddvor Slovenia fast online



Condition:	Excellent
Tenanted:	Yes

Common

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	255 sq m
Lot Size:	900 sq m

Utility details

Heating:	Yes
----------	-----

Lease terms

Date Available:	
-----------------	--

Contact information

IMLIX ID:	IX8.792.769
-----------	-------------

