

# Villa Taja

Region: Slovenia    Sleeps: 10

## Overview

Nestled within the spectacular natural beauty of the Kočevje forests, Villa Taja offers up to ten guests the opportunity to enjoy a truly relaxing and rejuvenating retreat in stunning southeastern Slovenia. Designed with comfort, nourishment and slow living in mind, the contemporary four-bedroom property was sustainably constructed in 2022, with a unique location amidst the ruins of the ancient village of Sredgora in Kočevje. Natural materials such as locally sourced stone and wood from the surrounding oak forests give the villa its harmonious feel, while a range of modern facilities including a Finnish sauna and an outdoor jacuzzi provide guests with plenty of contemporary comfort. With beautiful hiking and biking trails on your doorstep, Villa Taja is the ideal place to step back into nature with your loved ones whilst enjoying an unforgettable holiday experience in the Slovenian countryside.

Begin each morning in the villa's sunny courtyard, where you can sip a freshly brewed cup of coffee as you breathe in the forest air and admire the greenery of the herb and vegetable garden. Spend the rest of the day hiking in the peaceful forest or relaxing in the expansive garden in the warm sunshine. The villa offers plenty of space for family fun and games. When evening comes, you can enjoy a sunset dip in the outdoor jacuzzi, where you will feel the day's adventures melt away in the soothing waters. Villa Taja's terrace features a well-appointed summer kitchen with barbecue facilities, ideal for family gatherings during the warmer months. Later on, everyone can come together to relax by the warm glow of the outdoor firepit as the stars begin to appear.

Inside Villa Taja, guests will find a welcoming open-plan living space, featuring a cosy lounge area with comfortable sofas, a home library, a stove and idyllic



forest views. Adjacent to the lounge area is a charming dining area, where everyone can enjoy a delicious home-cooked meal whilst discussing the day's adventures. The villa's spacious contemporary kitchen offers custom-made furniture and a range of modern appliances, with a selection of excellent local wines and products from local food producers also available on site. Suspended above the lounge area, there is a quirky hammock-style net on the first floor, providing you with the perfect place to relax with a good book or enjoy a quiet family moment.

The villa features four double bedrooms, each offering a restful ambience and relaxed, understated décor that perfectly encapsulates the effortless natural beauty of the surrounding area. Two modern bathrooms with walk-in showers are also available at Villa Taja. After a day spent hiking in the woodlands or cycling in the countryside, a visit to the villa's private Finnish sauna is a great way to unwind before dinner. The lower part of the villa is a service space used by Mojca, the host of Villa Taja, who is happy to bake fresh bread and prepare delicious meals using fresh local produce for guests to enjoy.

## Facilities

Wi-Fi/Internet • Lakes and Mountains • Hairdryer • Eco Friendly (Sustainable) • Cycling • Walking/Hiking Paths • Chef/Cook Available • Cots (Cribs) • Rural Location • Chalet • Transfers Available • Breakfast Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Sauna/Steam • Working Fireplace/Woodburner • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities

# Interior & Grounds

## *First Floor*

- Fully equipped kitchen with dining area
- Living room
- Family bathroom with shower

## *Second Floor*

- Four double bedrooms
- Family bathroom with shower
- Gallery with sofa bed and airspace hanging net

## *Exterior grounds*

- Sauna\*
- Hot tub\*
- Terrace is with a summer kitchen and barbecue
- Large courtyard featuring an open fireplace
- Secure storage area for bicycles
- Vegetable and herb garden

\*Due to the sustainability of the property, both the sauna and hot tub are on request.

## *Additional Facilities*

- Wi-fi
- Sound system
- Hairdryer
- Surveillance cameras
- Books and games
- Baby cot





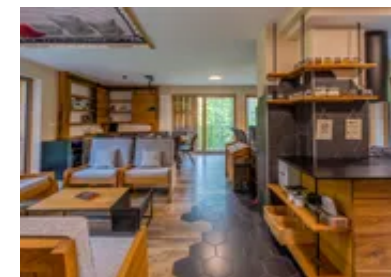
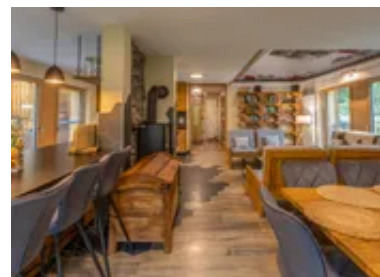
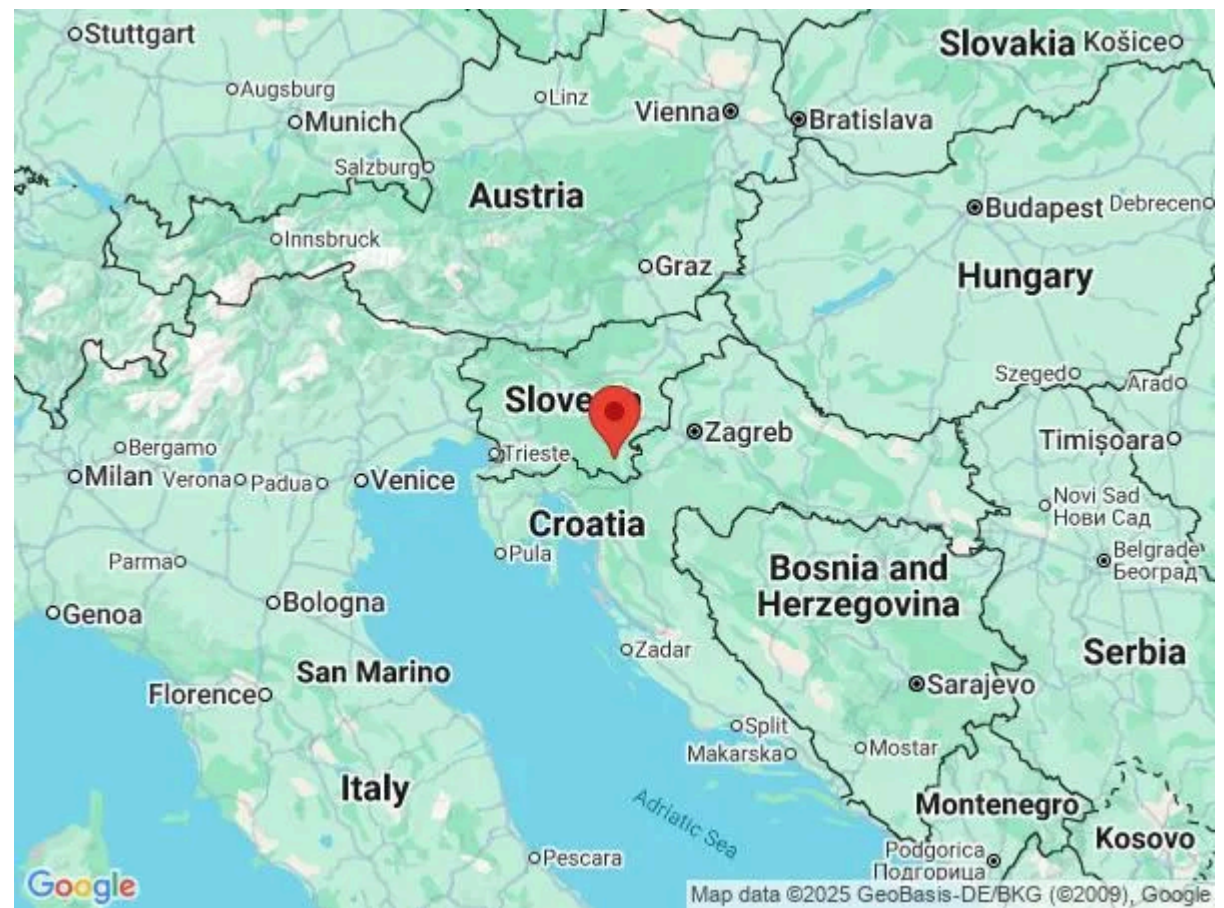
## Location & Local Information

Surrounded by the deep and beautiful woodlands of Slovenia's most forested landscape, Villa Taja is located in the Kočevje region, with a treasure trove of natural wonders on its doorstep. The villa is perfectly placed for guests to make the most of some of the country's most scenic hiking and biking trails, which lead through the peaceful forest and into the surrounding countryside. Whatever the season, Villa Taja offers visitors an unforgettable escape from the hustle and bustle of everyday life in a truly unique holiday setting.

Close to home, visitors can spend sunny mornings hiking around Mirna Gora, a picturesque peak with a with many family-friendly trails and a traditional mountain lodge where you can stop to enjoy a delicious lunch. At Villa Taja, you can also rent electric bikes, leaving you free to explore your natural surroundings with ease. For something a little different, why not arrange a walking tour with your host? Your host Mojca is a font of knowledge when it comes to local traditions and customs, as well as the diverse flora and fauna of the centuries-old forests of Kočevje.

Only half an hour away from Villa Taja by car, the Lahinja Landscape Park is a network of wetlands hidden amongst the distinctive karst landscapes of Slovenia. Here, the waters of the River Lahinja meander through golden fields of wheat, taking in natural springs, hidden sinkholes and mysterious caves along the way. With a fantastic bird observatory and nature reserve, the park is home to a wide variety of wildlife, including beavers, otters and kingfishers. This is the perfect place to enjoy an authentic day out in the Slovenian countryside, where the wetlands and meadows provide a sharp contrast to the dense forests of Kočevje.

Also located in the White Carniola region, the crystal-clear waters of the River Kolpa offer visitors plenty of opportunities to enjoy a wealth of water sports, as well as swimming and sunbathing on the verdant riverbanks during the warm summer months. From spring to autumn, visitors to the Kolpa Landscape Park can have a go at



paddleboarding, kayaking and rafting along the river, with great views of your idyllic surroundings from the water.

The forests of Kočevje are just as beautiful during the winter months, when Villa Taja becomes a cosy haven, blanketed in white snow. Only a twenty-five-minute drive away from the villa, the Gače Ski Centre offers a small, friendly resort with excellent slopes for beginners and intermediate skiers and snowboarders. Later on, return to your warm and welcoming villa in time for a visit to the sauna or a private massage with an experienced masseuse, before curling up in front of the fireplace with a glass of the local wine.

Local Amenities

|                   |                              |
|-------------------|------------------------------|
| Nearest Airport   | Ljubljana Airport<br>(117km) |
| Nearest Airport 2 | Zagreb Airport<br>(109km)    |
| Nearest City      | Ljubljana<br>(90km)          |
| Nearest Town      | Črnomelj<br>(13km)           |

## What we love

- Villa Taja's stunning setting is a dream come true for nature lovers, surrounded by the deep primeval forests of the Kočevje region.
- Imagine sunny mornings sipping coffee in the villa's picturesque herb garden, while the outdoor jacuzzi and firepit are perfect for balmy nights spent under the stars.
- After a long afternoon of hiking the hills or kayaking on the River Kolpa, the villa's Finnish sauna is the ideal place to feel the day's adventures melt away before a delicious barbecue on the terrace.
- We highly recommend a visit to the Lahinja Landscape Park, home to a mysterious underground lake.

## What you should know...

- The owner lives on the ground floor of the property and is there at your disposal if needed, however you have absolute privacy and exclusive use of the property.
- Villa Taja is located amidst the ruins of the ancient village of Sredgora in the forest of the Kočevje region, roughly an hour and a half away from Ljubljana by car.
- Airport transfers can be arranged upon request.

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you may be liable for the cost.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Small to medium dogs on request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply (paid locally). <br> Pets must be kept on a leash outside of the property.
- **Other Ts and Cs:** Sauna and a wooden hot tub available for an extra charge (paid locally). <br> Sauna -10€ per hour, hot tub 50€ per day. <br> The Sauna requires 1 hour to heat up and the hot tub requires a minimum of 5 hours, so must be booked in advance.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** For stays under 5 nights, extra 80€, paid locally. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted inside. Guest may smoke outside, but due to the properties rural location, guests must take care and use designated containers for disposal.
- **Minimum stay:** 3 nights from the 23rd December to the 2nd January.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist tax (approx. 1.50€ per person, person day) is not included in the rental price and will be charged in cash on arrival.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.