

## Vipava Valley – Potential investment opportunity

640.000 €



### Property details

Type:	House
Bedrooms:	5
Land included:	1390m2
Size:	700m2
Region:	Notranjska (e.g. Postojna)
City:	Podnanos
Built:	1912



## Description

This is an attractive building in a lovely village in the Vipava Valley with views to the mountains and surrounding vineyards.

This building is a potential investment opportunity. The building has 2 apartments, one 2 bedroom and one 3 bedroom apartment, 12 rooms, of which 8 rooms have its own kitchen and bathroom and 4 with a shared kitchen and bathroom, hair salon, night club and an unfinished restaurant area. It also has other areas such as hallways, heating room, workshop area, cool room or storage room with refrigerators etc. The house has 700 sqm and has 1.390 sqm of land with parking spaces in front and on the side of the building.

The area is good as investment opportunity due to a lack of hotels, bed & breakfast, restaurants and clubs in the area. You can also provide tours on wine roads through the Valley. At the moment everything in the building is rented out (except the unfinished restaurant) and there is a high demand for rooms and apartments.

The Vipava valley is known for its Wine roads and great tourist farms where you can enjoy great food and local wines. The valley attracts tourist for culinary adventures and lots of outdoor activities, especially cycling and paragliding. The last contribution in Lonely Planet has put this Valley on the map and there are more people coming to the area to enjoy the nature, food and wines. Also the area is well connected with its highway.

All infrastructure is nearby or within 6-13 km, Highway 6 km, Karst region 10 km, Italy 20 km.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT