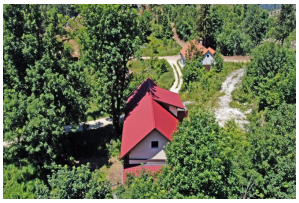
Vipava Valley – Vipava Valley Estate with spectacular views towards the mountains and the Adratic sea

549.000 €









Property details	
Type:	House
Land included:	224.000 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Križna Gora

Description

This Estate is located in beautiful Vipava Valley which was declared one of top destination by Lonely Planet. It is located 950m above sea level offering beautiful views toward the mountains and Adriatic sea. On a beautiful day you can also spot the highest mountain of Triglav.

The Estate stretches out above the towns of Ajdovscina and Vipava. All together there is approx. 23 hectares of land. Around the house 5.000 sqm is buildable, 8 hectares are meadows and the rest is forest.

There are three houses. Two, which are older from 1800 and 1850. The first one built in 1800 has approx. 70 sqm and was partially renovated. The second one, built in 1850, has 145 smq. It has been renovated in 1997. The new one, built in 2013, is a barn with 215 sqm.

A building permit has also been issued for those who would like to invest in a tourism. The location is ideal location for outdoor activities or for a quiet style of life away from hustle and bustle.

The estate is fully connected, near all infrastructure and still surrounded by beautiful and unspoiled nature.

The Valley is an excellent place to tour by car or bike, with outstanding gourmet treats and idyllic rural scenery. The valley's mild climate encourages the cultivation of stone fruits – the trees are pretty with blossoms in spring, while autumn foliage is deeply colourful and photogenic.

All infrastructure located 7 to 15 km or 10 to 20 min driving.

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