

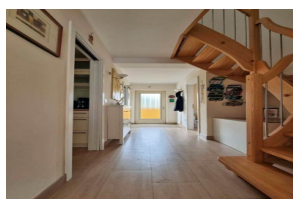
## Soča area – Well established apartment house in Kobarid

500.000 €



### Property details

Type:	House
Bedrooms:	7
Land included:	379 m2
Size:	276,90 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Kobarid
Built:	1971
Renovated:	2009



## Description

This is a super house in Kobarid with a well-established business. The house has a nice garden and lovely views towards the Mountain area and unique monument known as Italian Charnel House.

The house has a separate residential part with an apartment on the ground floor and the part intended for tourist rental (with guest rooms). Currently, the whole house is rented out for tourist purposes.

The house was built in 1971 and completely renovated in 2009. It is 276.90 sqm and has 4 floors.

On the ground floor there is a residential apartment with a main entrance, hallway, bathroom, storage room, kitchen, living room with dining area and access to the balcony.

A wooden staircase leads us to the upstairs area where there is a hallway, two larger bedrooms, a bathroom, a smaller bedroom and an additional bedroom currently used as a storage room. There is also a balcony that offers great views towards the surrounding area.

In the attic there are two more guest rooms with bathroom and a balcony facing the Italian Charnel House.

The house is nicely decorated and it is spacious and bright. The part that is intended for renting out has a separate entrance.

In the basement there is a large kitchen with dining room for guests with access to the lovely garden, a toilet and spa area where there is a room with a massage table and a salt room. That can be offered as a part of a special service or used for private purposes.

Possibility of parking for several cars.

The property represents an excellent investment opportunity as well or can be used as a family or a holiday house.

Kobarid is very popular among tourist and those who love food. Taste the reason for Kobarid to be among the highest ranked places on the culinary map of the world. The Soča Valley will thrill you with various possibilities of an active holiday in nature in a relatively small area.

All basic infrastructure is nearby, within 400m. Tolmin 15 km, Ljubljana 115 km, Ljubljana Airport 99 km, Venice Airport 160 km, Trieste Airport 60 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

