

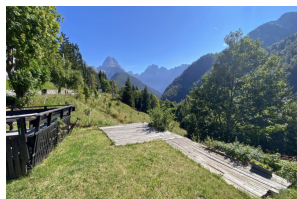
## Strmec na Predelu – A guest house with restaurant in a tourist location

299.000 €



### Property details

Type:	Commercial
Land included:	636 m2
Size:	300 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Strmec na Predelu
Built:	1954
Renovated:	1990



## Description

The building is currently not in use, but it has a rich and successful history as a popular and well-known tourist spot. The house is approx. 300m2 in size; in the lower ground floor with access to the garden there is a restaurant with professional kitchen, storage rooms with direct access for delivery and sanitary facilities, upstairs there is a reception area, accessible via the main entrance to the building, with a separate office, small kitchen, bedroom with bathroom and two additional rooms. There is also a large terrace with beautiful views. A side staircase, accessible via the restaurant and directly from the street, leads up to the accommodation area, where there are 3 bedrooms with two bathrooms and a separate toilet on the first floor, and another large room in the attic. One of the bedrooms has a tea kitchen. The rooms are partly furnished. At the back of the house there are technical rooms and a tool shed. All around there are wonderful views of the surrounding hills.

The property itself is in solid condition, in need of renovation, and offers a great opportunity for investment in a tourist activity in a very well visited and attractive location. The property is free of encumbrances and has a building and operating permit. Takeover is possible immediately.

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