

Coastal area – Well-known and established business with a restaurant and apartments in a the village of Golac

450.000 €



Property details

Type:	Commercial
Land included:	1.191 m2
Size:	394,30 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Obrov
Built:	2014



Description

This is lovely tourist facility, located in an interesting and quiet location in the village Golac, which is part of the Karst area called Čičarija.

The building is 394,30 sqm, and was built in 2014 and has been in operation ever since. Possibility to rent five apartments for two people and a log cabin with an apartment for four people. On the ground floor of the building, there is also a restaurant with a guest-house and a modern kitchen. In addition to the business, the house also has a two bedroom furnished apartment, which is intended for living, but can also be used as a larger apartment to rent out.

The business has been operating smoothly since 2014, which means that someone can take over the already established business and can immediately start working.

Over the years, the property has been advertised as a "House of Health" and has a special status in this part of Slovenia. Above all, the comprehensive offer and the incredible peace in nature should be emphasized. Regular guests love to return, peace, nature and the energy field are marketed, and the location is also very interesting for people who are active, as there are quite a few hiking and biking trails in the area.

As mentioned above, due to its location, it is also a very good starting point for exploring nearby cities in Slovenia as well as in Croatia and neighbouring Italy.

Why a health house? Because stone machines of unknown age are located and maintained in the immediate vicinity. They were erected for the sake of energy balance in the landscape and are said to create an extensive healing field. Their installation used state-of-the-art knowledge, which we are rediscovering today and can also be used to maintain and enhance health today.

The land is 1191 sqm. There is a possibility to buy approx. 1300sqm of land (agricultural land) as currently rented out.

The property has great potential, especially for someone with a vision who wants to take over a well-established tourist - accommodation business and with some creativity and invested energy it is possible to further increase the offer of services (for example sauna, swimming pool etc.).

The sale includes fully equipped property, with high quality materials and equipment. Everything stays as it is, ready for an immediate take over.

Čičarija is a part of the Karst area, hills in the North-Eastern part of Istria, and the most important place in these hills is the village of Golac, which belongs to the municipality of Hrpelje - Kozina. The town of Ilirska Bistrica is 20 km away, Koper is 44 km away and a good 45 minutes drive away, and a similar distance is to two nearby coastal towns in the Croatian part of Istria Opatija (40 km) and Rijeka (50 km).

The sale price includes the existing condition with complete equipment and kitchen equipment. The price does not include taxes, the seller's condition is that in case of sale, the sales tax or VAT, it is covered by the buyer.