

Bled – Authentic farmhouse with a barn, or a great investment opportunity, on a very desirable location in Bled

469.000 €



Property details

Type:	House
Bedrooms:	1
Land included:	918 m2
Size:	160 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Bled
Built:	1700



Description

This is an old farm house with an additional building (barn). The house was built in 1700.

The farmhouse can be used as a residential house. It needs a complete renovation but it is currently in use, uninhabited.

The house is approx. 80 sqm. It has 3 floors.

Basement comprises of a heating room and pantry.

On the ground floor there is an entrance hall, kitchen, living room, pantry, bathroom and hallway.

The attic is additionally 80 sqm and not finished.

Land is 918 sqm.

The house can be used as a residential house or it can be potentially a great investment opportunity.

This is a great opportunity for an investor due to its prime location in Bled. The property has a valid building permit for the (re)construction of a guesthouse, a catering facility and a wellness facility.

For construction on the subject land, a final building permit has been obtained for:

- 1) reconstruction, extension and change of purpose from a residential house and a barn into a guest house (house with five rooms for accommodation of guests) - building A,**
- 2) new-build/a guesthouse (dining area for guests) - building B,**
- 3) and new-build/a wellness facility for guests - house C**

The concept design can be seen in the advertisement. For more info please contact us.

The construction can start immediately as the building permit is valid (until 2026).

The location of this property is only 500 m or 5 minutes walk from Lake Bled.

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

