

Vipava Valley – Beautiful property in a vineyard area

489.000 €



Property details

Type:	House
Bedrooms:	3
Land included:	4.935 m2
Size:	160 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Dobrovlje
Built:	1890
Renovated:	1993



Description

The advantage of the estate is its location, as it is surrounded by unspoilt nature, vineyards, and is located near the town of Ajdovščina (9km).

There are two houses.

House 1 - The building was built in 1890 and renovated in 1993. The house is approx. 160 sqm and consists of two floors.

On the ground floor there is a hallway, kitchen with dining room area, living room area, toilet, beautiful wooden stairway to upper floor.

On the first floor there are 3 bedrooms, bathroom and a larger hallway with access to the unfinished attic.

House 2 - The building was built in 1974 and renovated in 1991. The house is approx. 106 sqm and has three floors.

On the ground floor there is an arranged outside area, dining room that connects to dining room connected to the kitchen, living room, toilet, staircase to the upper floor.

On the first floor, there are 2 bedrooms with access to the balcony and a large bathroom.

There is a separate entrance to separate unit at the back of the house. The apartment is separate and includes a hallway, two bedrooms and a bathroom.

This lovely estate covers 4.935 sqm of land.

There is a natural pool on the property when it's the rainy season. The stream goes along the property and creates a beautiful environment.

The area is known as a wine area, offers great adventures for all nature lovers: cycling, hiking, paragliding and more.

Potential, great investment opportunity.

The houses are suitable for 2 families or can serve as an investment: a home for the owners that can rent out the other house.

The estate offers additional business opportunities. Due to its unique location, the estate is excellent for developing business opportunities in the field of tourism.

All infrastructure within 5-10 minutes drive. Ajdovščina 9km, Italy 19 km, Venice Airport 145 km, Ljubljana Airport 110 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