

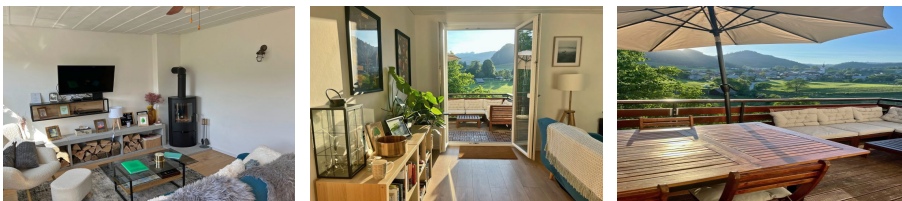
## Private: Bled area – Large family home (or potential holiday rental) near Lake Bled

379.000 €



### Property details

|                |   |
|----------------|---|
| Type:          | House                                   |
| Bedrooms:      | 5                                       |
| Land included: | 470 m2                                  |
| Size:          | 270 m2                                  |
| Region:        | Gorenjska (e.g. Bled, Bohinj, Kr. Gora) |
| City:          | Zgornje Gorje                           |
| Built:         | 1981                                    |



## Description

The property is located in the village of Poljšica, a quiet hamlet approximately 1,8km along a peaceful lane from the castle-side of Lake Bled.

Lovely, green and extremely peaceful area. Lake Bled is only 2.5 km away.

270 square meter, three-floor house, with outstanding, uninterrupted views to Triglav, and within easy walking distance to Lake Bled

There are currently two large and bright apartments in the house. The first apartment is located on the first floor, the second in the attic.

### Apartment 1:

This 90 square meter floor sleeps four with two double bedrooms (one is currently a study). The master bedroom opens directly to the raised terrace deck and also has great views. The large lounge has a traditional wood burner and patio doors, which open onto the extensive raised deck terrace, with views to Triglav and the National Park.

This floor has a modern fitted kitchen with all appliances and an adjoining dining room, also with views. Along the hall is a spacious shower room, a separate toilet and a utility storeroom.

This floor has oil/wood central heating with radiators in all rooms; a water boiler and under floor heating in the kitchen, hall, dining room and shower room. The machine room for heating and hot water is located on the ground floor.

### Apartment 2:

The upper floor, which could also be a separate apartment, is stripped out and ready to renovate. It has a very large master bedroom (which could be split into two bedrooms) with adjacent room (previously a kitchen, or could be an en-suite bathroom). There is a modern wood-burning stove.

There are two further double bedrooms, a bathroom, separate toilet and utility storeroom and space for a further en-suite bathroom. The three bedrooms each have access to an exterior balcony with views. Above is a large loft space, which is accessible by stairs.

Included with the sale of the house are detailed architectural plans and structural engineer report with all calculations, to renovate and create a lovely 5 to 6 bedroom house.

They could be used as one being the owner's and the second one for rent as the area is popular among the tourists.

The ground floor comprises three large storerooms, a one and a half car length integrated garage and the boiler room. This floor

**opens directly to the garden and has potential (subject to the necessary permissions) to be turned into a separate 55 square meter apartment, as the space layout is easy to reconfigure and it has its own external access.**

**The house has ample parking for 3-4 cars.**

**Very comfortable, spacious and plenty of storage space.**

**The area offers all the infrastructure, great for spending time outdoors. Ski resort in the town and in Vogel, two lakes nearby, hiking trails.**

**All infrastructure nearby, Bled 2-4 km, Lake Bled 2.5 km, Lake Bohinj 28.5 km, Ljubljana Airport 38 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