

Soča valley – A lovely Bovec estate overlooking two river valleys and small traditional hillside villages

695.000 €



Property details

Type:	House
Bedrooms:	6
Land included:	98.197 m ²
Size:	345 m ²
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Most na Soči
Built:	1900



Description

This is a unique estate of one renovated farm house, a barn and two additional buildings, a large meadow and forests on 98.197 m² of private land, currently run as a successful bed and breakfast with a separate owner apartment, but could also easily be used as two separate private houses if desired.

Located overlooking two river valleys and small traditional hillside villages. This area is famous for its apple orchards, ancient beech forests, sparkling crystal-clear rivers, and a quiet people still enjoying rural living off the land.

The Main House

The house is 115 sqm and was built in 1900 and was completely renovated. It boasts a blend of warm hospitality and home comforts. Through the windows the views over the gardens meadows and mountains are idyllic.

There is a large and professional kitchen with access to a lovely garden.

Guest rooms and bathrooms are spacious, three in the main house all individually designed and furnished with comfort and relaxation in mind, with large cosy beds and individual art on the walls. Through the windows the views over the gardens meadows and mountains are idyllic. In the main house there is a comfortable lounge with TV, a tying desk, for creating fishing flies and a wood stove in our main lounge a bookcase or two with a large selection of books and magazines. Some of the guest rooms have desks for visiting writers and for those of you who still have to keep in touch with the office.

On the top floor there is also a spacious 2-bedroom suite /apartment. Located high above the Bovec valley with spectacular views over the Triglav National Park and Mount Kobala. The main room has a king size bed, twin bed, small kitchen with hob microwave and fridge, a dining table and a comfy lounge seating area with the most spectacular views towards the Triglav National Park from a large picture window. A small hallway leads to a twin room offering a writing desk and skylight views over the gardens and the beautiful wooded area immediately beyond. There is a modern bathroom with a large walk-in shower. This space is self contained with a private entrance. Furnished throughout to a very high standard with the benefit of low noise air conditioning and heat pump. Hot water is provided by solar energy. The loft is a large light-filled space and has views that simply take your breath away!

The barn

The barn is 192 sqm and was built in 1900.

There is a separate apartment with bedroom, bathroom and a music studio on the ground floor.

The upper floor is not finished and used as storage.

There are also two additional building on the property, one is a hayrack and one used for storage.

There is excellent WiFi, good mobile reception and private parking on site.

The whole estate is situated in absolute peace and tranquillity with no passing roads and traffic.

With wonderful views across the meadow to the mountains you can find peace and quiet and enjoy the nature. Bird life flowers and butterflies here are among the most varied and rare in Europe. Just a perfect place to relax and drink in the amazing scenery that is around you.

The property and landscape with the advantages of its incredible natural feel and micro location together with its style and reputation make this a very unique and rare opportunity for a change of lifestyle.

The estate stands in an area of outstanding natural beauty situated above the River Bača, tucked away in the village of Logaršče - just 10 minutes drive from Most na Soči and the wonderful Soča Valley. Overlooking the Triglav National Park in all its beauty, the property is surrounded by meadows, woods, and forests creating ideal natural habitats for wildlife. With such a natural environment the lodge is a perfect venue from which to explore the countryside, with walking and hiking from the doorstep into another world of stunning landscapes, quiet beauty, with an exceptional array of birds, butterflies, flower filled meadows and pristine forests.

All infrastructure is within 5-12 km. Most na Soči 8 km, Tolmin 12 km, Trieste airport 78 km, Venice airport 180 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