

## Central Area – Wonderful character house in Zgornje Jezersko for renovation.

395.000 €



### Property details

Type:	House
Bedrooms:	7
Land included:	1299 m2
Size:	302 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Zgornje Jezersko
Built:	1948



## Description

This is a beautiful character house situated on a hill with the most incredible 180 degree views of mountains, valleys and meadows.

The house needs renovation but when completed will offer a substantial house or two apartments as building permission has already been issued to create two apartments, or it could be left as one large house.

A note on the Building permission already granted means renovation works can start immediately saving 1.5 - 2 years, as obtaining new building permissions can take this long.

The house is approximately 302 m2 big.

The ground floor currently consists of a glass walled entrance hall, three large rooms and a bright large kitchen, two smaller rooms are also located on this floor.

The first floor consists of three/four rooms all bright with terrific views, the plan for this was to open up the very high attic ceilings and create a mezzanine floor, this would make this floor very impressive as well as large and bright.

There is a large lower ground floor which in the approved plans was planned to be a recreational area with sauna, games room and storage.

Zgornje Jezersko is famous for its proximity to the Austrian border, its air quality and the fabulous lake which is 5 minutes from the house, together with the great hiking and biking trails.

After renovation, whether it be two apartments or one house this property would be a rather unique, private property with the most incredible views.

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