

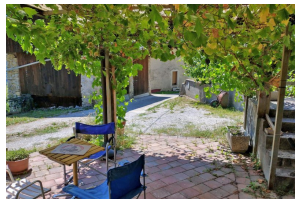
Soca area – A cozy house in Podmelec, close to Most na Soči

109.000 €



Property details

Type:	House
Bedrooms:	1
Land included:	891 m2
Size:	100 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Podmelec
Built:	1900
Renovated:	2006



Description

This is a cozy house located in a smaller village Podmelec.

Spectacular sunsets from here, natural wildlife and a genuinely peaceful environment.

The house was originally built in 1900 and renovated in 2006.

It is approx. 100 sqm and has 3 floors.

On the ground floor there is a lovely terrace, entrance, a hallway, kitchen with dining room area and a living room area. There is also a bedroom, bathroom and utility room (with a washing machine and a dryer).

On the upper floor, 50 sqm of 'blank canvas' concrete floor space suitable for conversion into a second apartment or alternative living space. There is plenty of space for storage or possibility to convert it into something else. There is also a nice balcony and access to the area behind the house.

Attic, approx. 30sqm of additional floor space as yet untouched.

The house is furnished.

Renovation of the lower one bedroom apartment has been carried out including a new kitchen and water heater.

Roof was installed in 2006 and is in good condition but would benefit from better insulation and velux windows if used as living space (easily accessed).

Potential to connect this space directly with the viewing platform area via a door and walkway.

Covered space at the mountain side of the house doubles as a laundry drying area and greenhouse for growing vegetables.

Access is via a small private road from the village of Podmelec and is in a wonderfully peaceful and secluded location.

891 sqm of land, mountainside with potential for superb viewing platform and barbecue area.

There is private parking for 3 normal sized vehicles.

All infrastructure is located in Most na Soči or in Tolmin, within 10 km. Railway station is close by with access to the Slovenia Railways network and subsequently international trains.

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