

Soca Area – Kobarid, Spacious house with commercial space

690.000 €



Property details

Type:	House
Bedrooms:	3
Land included:	880 m2
Size:	541 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Kobarid
Built:	1977
Renovated:	2011



Description

This is a spacious residential house with commercial space area.

The house was originally built in 1977. Later on, in 1999 and 2011, an addition to the house was made.

It is 541 sqm and spreads over 3 floors.

Ground floor area is divided into residential and business area. All areas can be connected and have separate accesses.

On the ground floor there is the main entrance, hallway with staircase, storage room underneath the stairs, 2 further storage rooms, a heating room and a garage or place to store. There is also a shop area with larger windows and a separate access.

On the left side of the house there is access to the business area, a car garage/workshop and area which was used for business area and it consists of a larger open area and space for clients on the other side of the house with separate access.

Upstairs there is a large hallway, 3 spacious bedrooms, toilet, bathroom, kitchen with dining room area, spacious and bright living room with balcony and a terrace. There is also an unfinished area which can be converted into additional usable space.

The attic is mostly unfinished and used for storage with exception of one bedroom.

The house offers plenty of space, comes furnished and connected to the outside area where the garden is.

Suitable for all those who want to live in peaceful locations still close to the infrastructure.

The land is 880 sqm.

The courtyard is mostly paved, offers privacy.

The house is located in a peaceful residential area, away from town centre and close to green areas. It offers great views toward the surroundings.

Kobarid has many natural sights, is a beautiful piece of nature which attracts visitors. One of the most known natural sight is the Kozjak waterfall, which is, with its 15 meters of height, a real natural pearl and is the highest waterfall that flows into the river Soča.

Kobarid and its surroundings, can boast with good food and cuisine. Restaurants invites to taste many traditional dishes which were developed into more modern ones.

Kobarid itself is a very popular town, coloured by interesting history, accompanied by a rich tourists offers in unspoiled nature, which

enchants every visitor.

All basic infrastructure is located within a distance of 500m . Tolmin 15 km, Bovec 20km, Ljubljana 115 km, Ljubljana Airport 104 km, Trieste Airport 61 km.

As a condition of purchase, the buyer pays commission in the amount of 2% of the property purchase price + VAT