

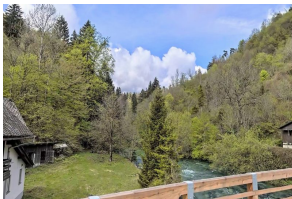
Bled Area – Superb location by the river

295.000 €



Property details

Type:	House
Land included:	2.336 m2
Size:	140 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Zgornje Gorje
Built:	1906



Description

This is a house for full renovation or demolition in a superb location with the garden right down to the River Radovna

The location of this house/plot is fantastic, river front with garden and forest.

This good sized plot is 2,336 sqm the building could be enlarged as the allowed building area has not been fully used.

The house was built in 1906. It is approx 140 sqm and has 2 floors.

There is also a barn on the land, built in 1906 and is 100 sqm.

The house can either be renovated or demolished and a new build erected (subject to planning permission) but would provide a wonderful riverside location just minutes to Lake Bled.

A project and all architectural drawings can be supplied to the potential buyer therefore saving the buyer huge architectural design expenditure, the project was put together in 2019.

It is possible to build a residential house with options for business area such as accommodation for tourists, renting out rooms or apartment under certain conditions (renting a part of the house up to 50 %).

Based on the current planning permission and document "Location information", the house can be reconstructed, renovated or demolished. A reconstruction - new build must follow a demolish. A building permit needs to be obtained.

Early viewing recommended.

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