

West Slovenia – Vipava valley – a unique rustic property with swimming pool

550.000 €



Property details

Type:	House
Bedrooms:	5
Land included:	766 m2
Size:	182 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Miren
Renovated:	2011



Description

A unique property located in the gorgeous Vipava valley, suitable for a peaceful family life as well as for tourism activities.

The property is located on the edge of the Vipava valley, in the shade of large trees, close to the Vipava river, surrounded by green areas and spectacular views towards the valley.

The property consists of two buildings which are connected. The first is a representative old stone building which was completely renovated between 2005 and 2011.

The house is semi-detached and was built in 1890, it is 182 sqm and has 3 floors.

On the ground floor there is a large kitchen with old kitchen stove, a large dining room with a fireplace and access to outside, a bathroom, hallway and one room. There is also an additional hallway with staircase to the upper floor.

On the 1st floor, there is a spacious hallway, 4 bright bedrooms, toilet, bathroom, access to outside followed by a deck and swimming pool. There is a nice garden on the back of the house with swimming pool area. There is also a shed on the back with two storage rooms.

The attic consists of one bedroom and storage area.

On the opposite side, on the front of the house, there is an additional space, for parking cars in the shade or for spending time outside.

There is the second, semi-detached house next to it, included in the sale, currently used for storage space and can be converted into additional residential area.

The house was built in 1920, is 40sqm and needs renovation.

The property is located in a popular location therefore, it is also an excellent opportunity for all lovers of tourism and gastronomy.

Vipava Valley is a place of vineyards and orchards. Across Vipava Hills and the old settlements, you will find several excellent restaurants, the attraction of the local and national culinary offer and a magnet for gourmets.

This marvellous corner of the world seems to have been created especially for vines. Today, Vipava Valley is a charming wine country that entices travellers with its many natural sights and the outstanding quality of its wines.

There are a variety of cycling trails puts the Vipava Valley on the map of Slovenia's top cycling destinations.

The Valley's roads and mountainside single trails provide perfect inclines for serious tests of endurance. Lengths are easily customized, since the local trails can be connected to those of the Karst region or even Italy. Thus, the Valley is a perfect base camp for longer cycling runs in several directions.

Of course, recreational and nature-loving cyclists can also enjoy easy trails here. By the rivers and the feet of the Vipava Hills, novice and younger cyclists will find lovely trails tailored to their abilities and designed to be family-friendly.

The Lazarist Monastery is set atop the elevation over the village of Miren, which came to be referred to as Miren Castle after the one-time castle, next to the Church of Our Lady of Sorrows.

Suitable for those who want to live in the areas surrounded by nature still close to infrastructure or perhaps want to start a new business.

All the infrastructure 3-minute drive away from all important infrastructure. Miren centre 2 km Nova Gorica 10 km or 15 min drive, Trieste Airport 20 km or 30 min, Venice Airport 130 km or 80 min, Ljubljana 60 min.

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