

## Vipava Valley – Semi-detached house above Vipava Valley

159.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	411 m <sup>2</sup>
Size:	291 m <sup>2</sup>
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Col
Built:	1600
Renovated:	1970



## Description

**The advantage of the estate is it's location, as it is located in a quiet area still close to infrastructure 8km away.**

**Town house built in 1600, renovated around 1970.**

**The house is approx. 291sqm located on a plot of 411 m<sup>2</sup>.**

**The advantage is the location, as it is located in a very quiet area, close to infrastructure with a beautiful view of the Vipava Valley.**

**The house was built in 1600, renovated around 1970. It has approx. 291 m<sup>2</sup> and has three floors.**

**On the ground floor there is a hallway, living room, kitchen with dining room, pantry, bedroom, a hallway, toilet, wooden staircase to the upper floor.**

**On the first floor there are 3 bedrooms, a balcony, bathroom and a larger hallway.**

**The attic part is unfinished.**

**The house needs complete renovation.**

**Next to the house, a non-residential part of the building, which is connected to the house. The space is quite large (132sqm) and on two floors. One part is currently used as storage and a garage.**

**Additionally, extra land available behind the house, with fruit trees, size 3.299sqm.**

**The area is very popular, offering great adventures for all nature lovers: cycling, hiking and more.**

**The house is suitable for families and nature lovers.**

**All infrastructure within a 10-minute drive. Ajdovščina 8 km, Italy 35 km, Trieste airport 60 km, Venice airport 159 km, Ljubljana airport 75 km.**

**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**