

Nova Gorica area – Semi-detached house, close to Italian border

240.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	411 m2
Size:	260 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Šempeter pri Gorici
Built:	1985



Description

The advantage of the estate is its location, as it is located in a quiet and popular area still close to infrastructure and only 3 km from Italian border.

This is a semi-detached house, currently connected to the other unit however they can be split as each is located on its plot.

The building was built in 1985. The house is approx. 260 sqm and consists of three floors.

On the ground floor there is a large entrance with hallway with beautiful staircase to the upper floor, living room, kitchen with dining room, toilet.

On the first floor there are 4 bedrooms, a bathroom and a larger hallway.

In the basement there is a hallway, heating room, a wine room and a storage room.

The house has a separate access, plot is 411 sqm. On the land there are olive trees.

It offers privacy and green area around the house. Located in a very peaceful street.

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

Suitable for families.

Potential, an excellent investment opportunity.

The property offers additional business opportunities. Due to its unique location, it is excellent for developing business opportunities in the field of tourism.

All infrastructure in 3 minutes. Vrtojba 1 km, Šempeter 2 km, Italy 3 km, Trieste airport 30 km, Venice airport 129 km, Ljubljana airport 124 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