# Kranj Area – Spacious Estate with Great Potential

**998.000 €**









| Property details | |
|---|---|
| Type: | Commercial |
| Bedrooms: | 4 |
| Land included: | 6.403 m2 |
| Size: | 1.500 m2 |
| Region: | Gorenjska (e.g. Bled, Bohinj, Kr. Gora) |
| City: | Spodnje Duplje |
| Built: | 1950 |
| Renovated: | 2003 |

## Description

**Located just 10 minutes from Kranj, this large estate offers a mix of historic charm and ample space for development. Situated in a quiet village, the property spans 3,918 m² of land with an additional 2,485 m² of woodland nearby, providing both privacy and room to grow.**

**The estate includes three buildings and offers a variety of uses for residential, commercial, or leisure purposes (subject to acquiring the necessary permits).**

**Main Building – 1,500 m² of space**

**This three-story building is divided into production, office, and residential areas:**

- **Production & Storage Area (1,042.10 m²): This expansive space covers most of the ground floor, part of the first floor, and the entire third floor. It's ideal for manufacturing, storage, or repurposing for a variety of business uses.**
- **Office & Apartments (256.8 m² total):**
  - **A 54.7 m² office with a private toilet and balcony.**
  - **Two apartments totaling 202.1 m²:**
    - **The larger apartment includes a spacious open-plan kitchen, dining, and living area with direct access to an outside terrace, two smaller bedrooms, a spacious master bedroom with an en-suite bathroom and walk-in closet, a utility room, and a bathroom.**
    - **The smaller apartment offers a kitchen/living room, bedroom, and bathroom.**

**The building is equipped with mains electricity, water, sewage, and internet, and is heated by a central wood-fired system.**

**Outbuilding**

**Built in 2013, this outbuilding is partially enclosed on three sides and currently serves as a storage area. It offers 170 m² of space that could be adapted for a variety of uses, such as a workshop, garage, etc.**

**Historic Building – Former Cartman's Pub (256 m²)**

**This protected heritage building, dating back to 1672, was once a local inn and is a great example of traditional regional architecture. While the lower ground floor has been renovated into a wine cellar, the rest of the building is in need of restoration.**

**Outdoor Areas – Privacy and Potential**

**The estate also features a summer kitchen and shaded seating area, perfect for outdoor dining or entertaining. The surrounding gardens and woodland provide plenty of space. A large parking area is also available.**

**Despite being in the heart of the village, the property is very private and quiet, offering a peaceful environment.**

Seller’s condition for concluding the transaction:
The buyer is responsible for paying the real estate transfer tax in the amount of 2% of the purchase price.
The buyer does not pay any brokerage commission.