Two Charming Renovated Properties in the So?a Valley – Ideal for Investment or Family Living

199.000 €

Property details	
Type:	House
Bedrooms:	2
Land included:	514 m2
Size:	92 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Tolmin
Built:	1920
Renovated:	2006

Description

Nestled in a quaint village near the Soča River, this beautifully renovated property features two charming houses with stunning mountain and garden views.

Main House

The house is 92 sqm. Originally built in 1920 and fully renovated in 2006, the main house seamlessly blends historical charm with modern comfort.

- **Spacious open-plan living and dining area with a wood-burning stove**
- **Fully equipped kitchen with direct access to a terrace and a well-sized garden**
- **Large ground-floor bathroom**
- **Upstairs: hallway, balcony, and two bedrooms with picturesque mountain views**
- **Basement for additional storage**

Guest House

The house is 40sqm. Originally built in 1920 and fully renovated in 2006
A cozy and inviting second building, perfect for guests or rental income.

- **Ground floor: open-concept living, dining, and kitchen area with underfloor heating**
- **First floor: large bedroom with en-suite bathroom and beautiful garden views**
- **Second floor: open-plan bedroom with en-suite bathroom**

A peaceful stream runs alongside the lush garden, adding to the property's natural charm.

Land 514sqm. Parking next to the guest house.

Investment Opportunity
The property has a successful track record as a tourist rental, offering strong return on investment. It's ideal for investors or families seeking multiple living units.

Location & Accessibility

All infrastructure within 5 km. Tolmin 5km, Ljubljana 100 km, Ljubljana Airport 88 km, Venice Aiport 167 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.