

## Charming Renovated Property in the Soča Valley – Ideal for Investment or Family Living



### 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 Airport 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.

