

Charming Investment Property in Kojsko, Goriška Brda – Excellent Hospitality Opportunity

495.000 €



Property details

Type:	House
Bedrooms:	9
Land included:	2.066 m2
Size:	510,40 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Kojsko
Built:	1800
Renovated:	1985



Description

An outstanding investment opportunity in one of Slovenia's most picturesque regions – Kojsko, Goriška Brda.

This detached property, originally built in 1800 and partially renovated in 1985, sits on a spacious 2,066 sqm plot, offering breathtaking views and endless potential. Located just steps away from one of the most iconic churches in Goriška Brda, this location is ideal for developing a high-end hospitality project.

Key Features:

- Spacious plot with completed excavation - ready for immediate construction
- Approved conceptual design for a boutique accommodation business
- All utilities available: water, electricity, and high-speed optic fiber internet
- Balcony & private parking spaces
- Electric heating
- Swimming pool excavation already in place
- Basement area designed for events or entertainment

Business Potential:

This property comes with a pre-approved design for a guesthouse offering:

- 9 rooms in total, including:
- 2 family apartments for up to 4 guests each
- 7 double rooms, some with the option to connect
- A generous breakfast room for guests
- A multi-purpose basement space, ideal for wine tastings, events, or wellness

Set in the heart of Goriška Brda — a region known for its wine, cuisine, and picturesque scenery — this property is perfectly suited for a bed-and-breakfast or boutique hospitality venture.

All infrastructure nearby.

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% + VAT.

