

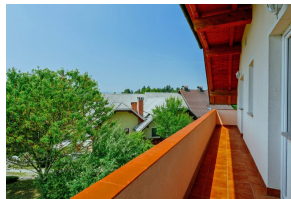
Bled area– Large House with a View over Brezje

890.000 €



Property details

Type:	House
Bedrooms:	9
Land included:	1.467 m2
Size:	459,90 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Brezje
Built:	2006



Description

Situated on a sunny hilltop, the house enjoys beautiful open views over the valley and the famous pilgrimage church in Brezje. It consists of three levels, each with a private entrance, allowing full independence between units.

A spacious house with a total area of 459.9 sqm was built in 2006 and offers three separate residential units, each with its own entrance. The layout is ideal for multi-generational living or conversion into tourist apartments. The attic offers the potential for a fourth unit.

Each unit includes:

- a spacious living room with kitchen and dining area,
- three bedrooms,
- a bathroom,
- (on 1st and 2nd floor) a large, covered balcony with open views.

Layout:

- Semi-basement: first unit with entrance and access to parking
- Ground floor: second unit with private entrance
- 1st floor: third unit with private entrance
- Attic: potential to create an additional unit (approx. 45 m²)

Tourist Potential:

The house has been successfully rented out in recent years. The excellent location enhances its appeal:

- Highway access just 1 km,
- Ljubljana Airport 20 min,
- Lake Bled 10 min.

Easy access but also the peaceful, natural surroundings.

Parking & Garages:

- 3 garages,
- 1 covered parking space,
- additional space for at least 5 more vehicles.

Highlights:

- **sunny, elevated position,**
- **open views of the valley,**
- **ideal for tourist rental or multi-family use,**
- **solar water heating system, 1,100 l tank, central heating (wood stove).**

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