

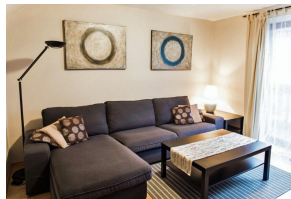
## Kobarid area – Apartment House in the Centre of Town

579.000 €



### Property details

Type:	House
Bedrooms:	8
Land included:	1.018 m2
Size:	365,60 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Tolmin
Built:	1750
Renovated:	2023



## Description

A rare opportunity to acquire a charming apartment house with five residential units, ideally located in a peaceful street just a short walk from the nature. Nestled in the heart of the Soča Valley, this property boasts stunning mountain views, a tranquil setting, and excellent investment potential.

From terrace you can enjoy beautiful view over the green surroundings and amazing Mountain view.

The house was built in 1750 and renovated in 2004 and 2023 .

The house is 365,60 sqm and comprises of 3 apartments:

The first apartment is 100.70 sqm and is located on the ground floor. It has its own covered terrace, 2 bedrooms, and can accommodate up to 6 people.

The first bedroom is equipped with a double bed, the second has a bunk bed. The apartment has a large comfortable living room with a TV and a sofa bed that can sleep two people. It is connected to the dining area and a fully equipped kitchen with all necessary appliances. There is also a washing machine in a separate room.

The second apartment is 112.50 sqm and is located on the 1st floor. It has 3 bedrooms: one with a king-size bed, one with a queen-size bed and one with a bunk bed for adults. It includes a fully equipped kitchen, a dishwasher and a microwave and a dining table for 6 people, a bathroom with a shower and a washing machine, and a separate toilet. The apartment also has a living room with a TV and a sofa for 6-8 people. It has a large balcony (13 m) with garden furniture.

The third apartment is 121.30 sqm and is located in the attic. It has 3 bedrooms, is air-conditioned and offers beds for up to 6 people.

The first two bedrooms are equipped with a double bed, and the third has a bunk bed. The apartment has a large comfortable living room with a TV and a sofa. It is connected to the dining area and a fully equipped kitchen with all necessary appliances. There is also a washing machine in the bathroom with a shower. It has its own balcony and terrace and a shared garden and barbecue.

All paintings and design in the house are the work of Jana Dolenc and are available for purchase.

There is a parking space outside in front of the building, and some additional land next to the building. There is a large garden and a barbecue area perfect for hosting or spending time outside. Total 1,018 sqm.

The surroundings are quiet and offer privacy. Excellent accommodation for families, hikers, nature lovers, kayakers, rafting enthusiasts, skydivers, fishermen, motorcyclists and winter sports enthusiasts. It is located in a quiet location in the village of Kamno, on the sunny side of the mountains. The beaches along the beautiful Soča River are only 300 meters away, and the Julian Alps with the Triglav National Park rise above the village. The towns of Kobarid and Tolmin with their restaurants, shops, museums and bars are

only a 10-15 minute drive away. There is also a sports field, a bowling alley and a basketball court. Local residents and farmers in Kamno sell homemade cheese, yogurt, honey and other organic local products.

**Perfect For:**

**Private residence with guest/rental units**

**Holiday rental investment**

**Multigenerational living**

**Retreat or boutique guesthouse potential**

**This is an exceptional opportunity to own a versatile property in one of Slovenia's most picturesque alpine towns.**

**All necessary infrastructure in the immediate vicinity or within 500m. Ljubljana 134 km, Ljubljana Airport 110 km, Trieste Airport 102 km, Venice Airport 178 km. Skiing Slovenia 1,8 km, Skiing in Italy 30 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