

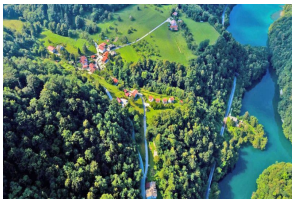
Soča area – Unique Investment Opportunity in the Soča Valley

1.900.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	8.935 m2
Size:	193,90 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Most na Soči
Built:	1920
Renovated:	1996



Description

Discover a one-of-a-kind property just 1 km from the picturesque village of Most na Soči, offering breathtaking views over the emerald Soča River and surrounding mountains.

Perfectly located between the Adriatic Sea and the Alpine peaks, this property is a dream for nature lovers and outdoor enthusiasts. Enjoy world-class fly fishing, scenic mountain trails, and the tranquil beauty of Slovenia's most stunning valley—all right at your doorstep.

Property Overview

Set above the lake of Most na Soči in a serene mountain location, the property provides quick access to rivers, hiking trails, and fishing areas. It includes several fully operational accommodation units and additional development potential.

Main House (built in 1920)

- Total area: 90 m²
- 3 floors (basement, ground floor, first floor):
- Basement (wine cellar)
- Ground floor: kitchen and dining room (fully equipped), terrace/access to the courtyard, bathroom.
- First floor: two bright rooms and an additional bathroom.
- Attic: two rooms and a bathroom
- Currently used as the owners' residence

4 Fully Equipped Chalets (built in 2000)

- Sizes: 30 sqm and 88.30 sqm
- Each chalet features:
 - 1 living room
 - 2 separate bedrooms
 - 3 bathrooms (with showers)
 - Private entrance and terrace with stunning lake views
 - Sleeps up to 5 guests

4 Glamping Units with Outdoor Kitchen and Shared Facilities

- Each glamping tent for two includes:
 - 1 bedroom
 - Shared bathroom (with shower)

- Seating area and terrace with lake views
- Private entrance and patio

Additional Buildings

- Outbuilding equipped with toilet and shower
- Separate holiday home featuring a bathroom, seating area, terrace, and standout features such as a hot tub and fireplace

Location Highlights

Most na Soči is a true gem of the Upper Soča Valley, perched on a natural terrace above the confluence of the Idrijca and Soča Rivers. Here, the wild Alpine world meets the calm Mediterranean spirit—offering a unique blend of adventure, relaxation, and natural beauty.

This well-established hospitality business combines traditional charm, modern comfort, and incredible potential for future growth — ideal for investors, families, or entrepreneurs seeking to manage a successful boutique campsite in one of Slovenia's most beautiful regions.

Expansion Potential

A building permit has been issued for the construction of a restaurant, designed to seat 50 guests indoors and 40 guests on the outdoor terrace — providing an excellent opportunity to expand the hospitality offering and increase revenue.

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