

## Nova Gorica area – 2 apartment building with views over Vipava Valley and the Mountains



### Property details

Type:	House
Bedrooms:	2
Land included:	673 m2
Size:	184,30 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Šempas
Built:	2014



## Description

In the peaceful hillside settlement of Šempas area, a modern two-apartment house with stunning views of the Vipava Valley and surrounding mountains is for sale.

Built in 2014, the property is very well maintained and offers 184.3 sqm of living space across three floors.

The plot measures 673 sqm and includes a courtyard, several terraced garden areas, and an orchard.

### Layout

#### Ground floor - separate apartment

- main entrance
- living room with access to a spacious terrace with panoramic views
- kitchen with dining area and access to an additional terrace
- bedroom with terrace access
- bathroom
- heating room with storage and staircase to upstairs

#### 1st floor - separate apartment

- open-space living area with kitchen and dining room
- bedroom with private bathroom
- office with access to the attic
- laundry room
- separate toilet

#### Attic

- finished and insulated attic space
- equipped with a washbasin and toilet
- potential for use as a studio, children's room, hobby room, etc.

### Exterior

- arranged courtyard with multiple parking spaces
- large terraced garden and orchard

- peaceful surroundings with beautiful views

## Heating and equipment

- heat pump (underfloor heating)
- air-conditioning for cooling and heating
- good insulation and low operating costs

## Location

Located in a pleasant residential area, with all essential infrastructure within 2-10 km.

- Nova Gorica: 10 km (approx. 15-minute drive)
- quick access to the expressway: 5 minutes

Šempas is a pleasant and peaceful village in the Vipava Valley, known for its mild climate, varied landscape, and excellent connections to Nova Gorica and the expressway. The village offers all essential infrastructure—such as a school, kindergarten, shops, a post office, and other services—while maintaining an authentic rural atmosphere. Thanks to its proximity to nature, good transport connections, and well-kept surroundings, Šempas is an attractive location for families, sports enthusiasts, and anyone seeking a calm lifestyle close to the city.

The surroundings of Šempas are idyllic, surrounded by vineyards, orchards, and the green hills of the Vipava Valley. The natural environment is remarkably diverse—from gentle slopes to steeper hills that offer stunning views of the entire valley and the surrounding mountains. The area is popular among hikers, cyclists, and nature lovers who appreciate peace, fresh air, and direct contact with greenery. The location provides immediate access to numerous walking paths, scenic viewpoints, and the characteristic natural beauty of the Vipava Valley.

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.