

## Soča area – Charming Alpine House in the Soča Valley

288.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	36 m <sup>2</sup>
Size:	90 m <sup>2</sup>
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Srpenica
Built:	1905
Renovated:	2010



## Description

This charming alpine house is located on the main square of the peaceful village of Srpenica, just 800 metres from the Soča River and perfectly positioned between Bovec and Kobarid (approximately 10 km to each). Set in the heart of the stunning Soča Valley, the property offers both tranquility and excellent access to outdoor activities.

Originally built in 1905 and fully renovated in 2010, the house provides 90 sqm of internal living space, complemented by an additional 183 sqm plot located approximately 220 metres from the house.

The ground floor features a spacious open-plan kitchen, dining, and living area, enhanced by a log burner that creates a warm and inviting atmosphere. The upper floor comprises three generous bedrooms, one of which includes a balcony with beautiful mountain views.

The property includes two bathrooms, a kitchen storeroom, and a cellar housing the heating system and offering additional storage space. The house retains its authentic character with stone structural walls and wooden double-glazed windows, while providing modern comfort. Heating is supplied by oil central heating.

The renovation was carried out with great care, successfully blending restored original features with modern amenities while preserving the home's traditional alpine charm.

Parking is available directly in front of the house on municipal land.

The location is ideal for lovers of nature and outdoor sports, with walking and cycling routes, as well as kayaking and rafting accessible directly from the village. The surrounding Julian Alps offer outstanding opportunities for hiking, mountain sports, and exploration.

The house is sold fully furnished and is already established as a tourist rental, with a proven rental history since its renovation.

This is a rare opportunity to acquire a character alpine home in a prime Soča Valley location, suitable for private use, holiday rental, or long-term investment.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property costs – sales tax in the amount of 2% of the property purchase price.