

Soča area – Charming House in need of renovation in the Soča Valley

52.000 €



Property details

Type:	House
Land included:	50 m ²
Size:	87,80 m ²
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Srpenica
Built:	1903



Description

Set in the peaceful village of Srpenica, just steps from the emerald waters of the Soča River, this traditional property offers a rare opportunity to create a home in one of Slovenia's most beautiful natural settings.

Traditional village house for renovation, set in the picturesque village of Srpenica in the heart of the Soča Valley, just 800 metres from the Soča River and conveniently located between Bovec and Kobarid (approximately 10 km to each).

The property comprises a main house dating from 1903 with a total floor area of 87.8 sqm, along with an outbuilding of 28.4 sqm. Both structures require comprehensive renovation but offer excellent potential to create a charming village residence with rental or holiday-let possibilities.

The main house could be redesigned into a 2-3 bedroom home, while the outbuilding lends itself to parking, storage, or additional accommodation, subject to renovation plans and approvals.

The area is renowned for its outdoor lifestyle, with hiking, cycling, and mountain biking possible directly from the village. The nearby Soča River offers rafting, kayaking, canyoning, and fly-fishing in one of Europe's most unspoilt river valleys. The river rises in the heart of Triglav National Park and flows south towards the Italian Adriatic. Nearby highlights include the historic town of Kobarid, the dramatic Tolminska Korita (Tolmin Gorge), and the picturesque lake at Most na Soči, making this an appealing location for nature lovers and tourism-focused projects.

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