Idrija–Cerkno Area, Unique 40-Hectare Estate with Private Water Spring

679.000 €

Property details

Type:	House
Bedrooms:	2
Land included:	401.305 m2
Size:	106 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Cerkno
Built:	1907

Description

In the heart of unspoiled nature between Cerkno and Idrija, an exceptional estate of approximately 40 hectares (401,305 sqm) is now for sale. The property consists of expansive meadows and forests, offering complete privacy, tranquillity, and breathtaking views of the surrounding hills.

Residential House (106 sqm)

- **Built in 1907**
- **Arranged over three levels**
- **Ground floor: main entrance hall, kitchen with dining area, living room, bathroom, and two bedrooms**
- **Attic is unfinished**
- **The house was partially renovated decades ago and requires refurbishment**

Outbuildings

- **Hayrack (1904) – wooden and stone structure**
- **Three additional non-residential buildings (built around 1900)**
- **Smaller building in need of renovation, featuring a hallway with staircase, one room, unfinished attic, and a cellar suitable for storage**
- **The barn, with a cellar and two storage rooms**

Natural Advantages

- **Private water spring**
- **Some flat land surrounding the house**
- **Extensive meadows and forests forming a single, cohesive property**
- **Exceptional privacy and direct connection with nature**

The location is very quiet and private, yet easily accessible – 15 minutes by car to Cerkno (9,5 km), 25 min to Spodnja Idrija and 30 minutes (20 km) to Idrija.

The estate offers exceptional potential for creating a dream home or a unique concept in a beautiful natural environment.

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