Karst region – Unique Hospitality & Investment Opportunity in the Heart of the Karst Region

1.050.000 €

Property details

Type:	**Commercial**
Land included:	**5.069 m2**
Size:	**1.550 m2**
Region:	**S. Primorska & Karst (e.g. Koper, Portorož, Sežana)**
City:	**Sežana**
Built:	**1868**
Renovated:	**2006**

Description

In the Karst region, surrounded by nature and offering breath-taking views, one of the most well-known traditional inns in the Primorska region is now for sale.

This renowned hospitality and accommodation property, with a long-standing tradition, is set on a total land area of approx. 5.069 sqm, including the main hospitality building, a residential house, and additionally a large parking area across the road (441 sqm).

The ground floor features a restaurant with a spacious terrace and three indoor dining areas, accommodating approximately 130 guests. Adjacent to the restaurant is an accommodation facility with 7 rustic-style rooms: 5 double rooms and 2 triple rooms, all with private balconies.

On the same plot, there is an additional residential building with a total surface area of 137 sqm, including 70 sqm of living space.

The entire complex can be converted into accommodation units for rental purposes, making it ideal for tourism development. Alternatively, the property offers excellent potential to be transformed into a beautiful Karst villa, complete with a swimming pool, allowing full enjoyment of the sunny landscape and peaceful surroundings.

This purchase represents an outstanding business and investment opportunity, offering multiple possibilities for expansion and further development.

Additional land available across the road, total of 7.979sqm.

This is a rare opportunity on the market, ideal for both residential living and investment purposes.

The property is located less than 20 km from the sea, and under 6 km from the motorway and the center of Sežana.

Prodajalec kot pogoj za sklenitev kupoprodajne pogodbe izpostavlja, da mora kupec prodajalcu povrniti del stroškov prodaje nepremičnine v višini 2% pogodbene cene + DDV