Cerkno Area – Beautiful Estate close to Cerkno

329.000 €

Property details	
Type:	House
Bedrooms:	4
Land included:	133.664 m2
Size:	142 m2
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Cerkno
Built:	1800

Description

In an idyllic natural setting above Spodnja Idrija, a unique and peaceful estate is for sale, covering a total area of 13.7 hectares (133,664 sqm) of meadows and forest.

The estate comprises two residential houses, both originally built in 1800.

Residential Building No. 1, built in 1800 and fully renovated, extends over two floors and, according to GURS records, has a total area of 142 sqm.

The house is currently arranged as two separate residential units.

The ground-floor apartment comprises a kitchen, living room, bedroom, hallway, bathroom, laundry room, two additional separate rooms, and access to the non-residential part of the building – the barn.

The upper-floor apartment comprises a kitchen with dining area, bathroom and two rooms. A staircase leads to the upper level, where there is an additional bedroom offering beautiful views of the valley and surrounding hills.

The house is partially basemented, with the basement providing additional storage space.

The property also includes a 136 sqm barn, originally built in 1800.

Residential Building No. 2 was originally built in 1800 (1990 according to the records). It extends over two floors and has a total area of 82.8 sqm. The house requires complete renovation and is currently not suitable for habitation.

There is some flat land surrounding the house, while the rest of the estate consists of beautiful meadows and forest, providing stunning views of the surrounding hills and countryside.

The property is ideal for:

- **peaceful living in nature,**
- **a holiday home or countryside retreat,**

The location is very quiet and private, yet easily accessible – 10 minutes by car to Cerkno and 25 minutes 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