# Idrija Area – Charming Riverside House

**259.000 €**

| Property details | |
|---|---|
| Type: | House |
| Bedrooms: | 2 |
| Land included: | 231 m2 |
| Size: | 175,50 m2 |
| Region: | N. Primorska (e.g. Bovec, Most na Soči) |
| City: | Spodnja Idrija |
| Built: | 1908 |
| Renovated: | 2026 |

## Description

**Set in an idyllic natural setting beside the river in Spodnja Idrija, this beautifully renovated residential property combines tranquillity, privacy and close proximity to everyday amenities.**

**Originally built in 1908, the house has undergone extensive renovations in 1995, 2022 and 2025–2026. Arranged over three levels, the property offers 175.5 sqm of floor area according to the records and is currently configured as two separate residential units.**

**Ground-Floor Apartment**

**The ground-floor apartment comprises a main entrance and hallway, a large and spacious bedroom, an open-plan living and dining area with kitchen, and a bathroom. From the living area, there is access to a balcony offering beautiful views towards the town and the river.**

**Upper-Floor Apartment**

**The upper apartment is accessed via a hallway and staircase and comprises a kitchen with dining area, a bedroom, bathroom and separate WC. It also benefits from access to a private terrace with lovely views, providing a peaceful outdoor space to relax and enjoy the surroundings.**

**Additional Space**

**The house is partially basement, with the cellar providing useful storage space and a boiler/utility room.**

**Peaceful Riverside Location**

**The property is situated on a quiet, low-traffic street with access limited primarily to local residents, creating a particularly peaceful and private setting.**

**Surrounded by nature, the house enjoys an attractive riverside position and wonderful views of the surrounding hills. It is an excellent choice for anyone looking to enjoy an active or relaxed lifestyle in nature while remaining within easy reach of essential infrastructure.**

**Despite its tranquil setting, the property is conveniently located:**

- **130 m from local amenities, including a shop and bar**
- **3 km / 3 minutes by car from Idrija**

**A charming property for those seeking peace, nature and riverside living without sacrificing everyday convenience or fort he ones wanting to make an investment (tourist accommodation).**

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