

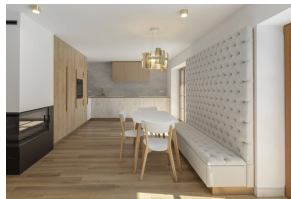
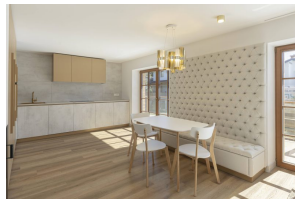
Bled – Contemporary Alpine Home with Private Wellness Area in Bled

1.280.000 €



Property details

Type:	House
Bedrooms:	2
Land included:	846 m2
Size:	192,37 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Bled
Built:	1965
Renovated:	2025



Description

In a peaceful and highly sought-after location in Bled, a fully and exceptionally renovated detached house designed in a contemporary Alpine style, combining thoughtful architecture, high-quality materials and an excellent standard of living.

The house is 192.37 sqm, has 3 floors and was fully renovated in 2024-2025.

The heart of the home is the bright and spacious open-plan living area on the raised ground floor, where the kitchen, dining area and living room flow seamlessly into one another. A corner fireplace forms the focal point of the living room, creating a warm and inviting atmosphere. Large glazed surfaces allow plenty of natural light to fill the interior, while direct access to the terrace and garden creates a natural connection between indoor and outdoor living. This floor also includes the entrance area and a bathroom.

The attic floor is dedicated to the private sleeping quarters and comprises two spacious bedrooms, both with access to a south-facing balcony, as well as a bathroom. The rooms have been thoughtfully designed and complemented by built-in wardrobes and custom-made furniture, providing ample storage while maintaining a clean and refined interior aesthetic.

One of the home's standout features is the lower level, designed as a private wellness and relaxation area. At its centre is a SPA featuring infrared salt sauna, with direct access to a sunken terraced SPA garden where a jacuzzi is planned. This level also includes a wine cellar, dedicated storage for skis and other sports equipment, a utility room and a technical room.

The property has undergone a comprehensive renovation that extends far beyond cosmetic improvements. The renovation included new installations, a modern heating system, new windows and doors, as well as bespoke interior furnishings. Particular attention was given to the quality of workmanship, functionality and the selection of natural materials. The interior is characterised by wood, soft natural tones, carefully selected designer lighting and elegant flush "in-line" interior doors. The result is a warm and timeless home that combines contemporary comfort with the distinctive character of its Alpine surroundings.

Year-round comfort is ensured by underfloor heating powered by a heat pump, with the fireplace providing an additional heating option. The bathrooms are also equipped with electric towel radiators. The house features a heat-recovery ventilation system, high-quality aluminium-timber windows with triple glazing, and adjustable wooden shutters on the bedroom, kitchen and living-room windows, providing both light control and additional privacy. The floors are finished in vinyl and ceramic tiles.

The 846 sqm plot is an important feature of the property, offering generous outdoor living space and privacy. A terrace extends directly from the main living area, while the lower part of the garden features a private SPA area with a jacuzzi. A separate section of the grounds is designed for a metal-and-timber pergola set on a gravel terrace, creating an attractive summer dining or lounge area. There is also ample space beside the house for parking several vehicles.

As part of the final finishing works, several exterior elements will be completed shortly, including outdoor lighting, the perimeter fence with a sliding driveway gate and pedestrian entrance gate, the pergola, the wall by the entrance, and external steps providing an additional connection between the terrace and garden.

The house is situated in a quiet cul-de-sac with no through traffic, offering a welcome sense of privacy and tranquillity while remaining close to everything Bled has to offer. Lake Bled is approximately one kilometre away, and numerous walking, hiking and recreational trails can be found in the surrounding area.

This property is an excellent choice for anyone looking for a contemporary, high-quality renovated home in Bled, offering privacy, beautifully designed outdoor spaces and the added comfort of a private wellness area. Thanks to its desirable location, proximity to Lake Bled, high standard of renovation and thoughtful design, the property is equally well suited as a permanent residence, holiday home or investment opportunity.

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