



Mala Vas Holiday Home - a peaceful oasis with views of the Julian Alps

EUR 780.000,00

Property details

Type:	House
Bedrooms:	10
Land included:	736
Size:	292,80
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Bovec
Built:	2001



Description

The house, built with a building permit, is divided into two apartments and one flat, with common and service areas on the ground floor. It is surrounded by a small garden (buildable land) and a courtyard that offers enough parking spaces for several vehicles. A stream runs behind the property, further contributing to the feeling of tranquility and connection with nature.

Tourist apartment - offering comfort for larger groups

This spacious apartment (shown in the photos) spans three floors and is designed for the comfortable accommodation of larger groups. The lower part features a spacious living room with a fireplace, a kitchen with a dining area, and a large balcony or terrace with beautiful views of the surrounding mountains. There is also a toilet and a storage room at the entrance.

The upper floor has six bedrooms:

- one with a double bed,
- one with three single beds and a balcony,
- three double bedrooms,
- one single bedroom.

Five of the six bedrooms have their own bathroom, providing additional privacy and comfort.

The additional living units comprise a small duplex apartment, accessible via a separate entrance and external staircase, which includes a living room with kitchen and bathroom on the lower floor and a bedroom on the upper floor. The third apartment has a living room with kitchen, spacious bedroom, and bathroom—suitable for permanent residence or tourist rental.

The ground floor has several additional rooms that can serve as common areas, storage rooms, or utility rooms, as well as a garage.



The perfect starting point for exploring the Soča Valley

The location of the house allows for walking access to all the main points of interest in Bovec, while also being an excellent starting point for outdoor activities. Nearby is the Soča River, renowned as one of the most beautiful rivers in Europe - ideal for fishing, kayaking, rafting, or relaxing on its banks.

The surrounding mountains offer excellent opportunities for:

- hiking and mountain biking,
- canyoning, paragliding,
- skiing at the nearby Sella Nevea ski resort (Italy), connected to Kanin

The ideal choice for a vacation or investment

The Mala Vas holiday home is an excellent choice for anyone who wants peace, nature, and privacy, while remaining close to everything they need. Due to its established tourist rental, it also represents an excellent investment opportunity with an already established business.