



North Primorska, Lokovec - Uniquely Renovated Stone Property with 10 ha of Land and Potential for Tourism Development

EUR 750.000,00

Property details

Type:	House
Bedrooms:	3
Land included:	101677 m ²
Size:	220 m ²
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Lokovec
Built:	1900
Renovated:	2020



Description

This remarkable home is the result of a long and meticulous renovation by its current owners, who invested years of care and dedication into preserving the soul of the original building. Traditional materials were carefully restored and combined with refined natural finishes and handpicked furnishings from around the world - creating a truly unique living environment.

THE ESTATE

The property consists of several interconnected elements that together form a complete and versatile countryside retreat:

- **Main residence (approx. 220 m²)** - The main residence spans three floors and combines traditional stone architecture with modern comfort. It features three bedrooms, including a master bedroom, two bathrooms and a separate toilet, as well as several spacious living areas.
The ground floor includes a large 30 m² kitchen designed by a French chef, fully equipped with a semi-professional gas stove, a wooden stove, generous worktops, a family-size fridge, and a dishwasher.
The living area features a cozy living room with a wood-burning stove and a large, bright dining room, perfect for gatherings.
- **On the top level**, a renovated attic floor of approximately 20 m² serves as a meditation, music, sleeping, and storage room, adding to the home's unique character.
Natural materials, custom-made furnishings, and selected décor pieces from around the world create a sense of harmony that makes this property ideal for private living or short-term rental to guests seeking an authentic countryside experience.
- **Auxiliary agricultural building (37 m²)** - currently featuring a fully renovated room that could easily be turned into a warm studio apartment, with a boiler room below and utility space.
- **Garage (approx. 40 m²)** - a two-storey structure with two storage rooms on the ground floor, which the owners also used to host chickens.
- **Additional structures** - The estate also includes a small, cool underground storage room used year-round and a traditional outbuilding once used for storing potatoes, offering additional storage options.
- **Land (101,677 m²)** - extending around the property with meadows, forest, and open space. A 3,000 m² section is already in process for conversion to tourist use (glamping), making it perfect for eco-tourism or retreat projects.
- **On the lower part of the estate**, there is a dedicated outdoor area for gatherings - complete with a fire pit, outdoor shower, and



social space - creating an authentic connection to nature and enhancing the property's potential as a self-contained rural estate or hospitality concept.

TECHNICAL DETAILS

- **Structure:** solid stone construction with 70 cm thick ground floor walls and 60 cm upper floor walls
- **Heating:** central wood-burning stove (30 kW) connected to radiators; additional independent wood stove (13 kW); thermostatic valves on all radiators; total heating system output over 30 kW
- **Underfloor heating:** in the kitchen, radiators throughout other rooms
- **Energy sources:** wood, photovoltaic solar panels, and hydro power

- **Auxiliary heating via electric and gas radiators (for outbuildings)**
 - Antifreeze back-up system
 - Hot water: 250 L boiler connected to wood and solar systems
 - Windows: PVC double glazing and Velux roof windows with triple glazing
 - Insulation: roof - 26 cm rock and glass wool; between floors - 15 cm rock wool

LOCATION

Lokovec is located in the municipality of Nova Gorica, just a few kilometers from Trnovo nad Nova Gorica, in the heart of unspoiled forests and meadows. Despite its complete peace and privacy, the location is easily accessible - Nova Gorica is only about a 25-minute drive away.

IDEAL FOR

Buyers seeking a high-quality, sustainable lifestyle combined with investment potential. Whether envisioned as a private countryside home, an eco-retreat, or a boutique tourism project, this property offers the perfect foundation to bring your vision to life.

Seller's conditions: The buyer reimburses part of the sales costs in the amount of 2% + VAT, calculated from the contract value of the property.