



## Large traditional stone house in the Tolmin area

EUR 450.000,00



### Property details

Type:	House
Bedrooms:	10
Land included:	1.097
Size:	700
Region:	N. Primorska (e.g. Bovec, Most na Soči)
City:	Volče 109
Built:	1890
Renovated:	1999

## Description

The property is located by the main road, in a well-maintained village environment. According to GURS data, the main residential house, built in 1890, consists of three floors with a total net floor area of 200m<sup>2</sup>. The building was structurally reinforced in 1980, and the roof was renovated in 1999 with Bramac-type tiles, attached to battens with anti-condensation foil.

Two auxiliary buildings are attached to the main house; according to GURS data, an agricultural building with a net floor area of 279m<sup>2</sup> and a construction year of 1990, and an agricultural building with a net floor area of 214.60m<sup>2</sup> and a construction year of 1938, where the roof was renovated in 2010. The buildings feature massive stone construction, but the property requires renovation.

The entrance to the estate is from the west side, while the house and garden are oriented to the east and south. With three buildings and a total area of approximately 700m<sup>2</sup>, this property offers ample living space, as well as beautiful views and a pleasant, open outdoor area for enjoying the outdoors.

The property is suitable for permanent residence or as an investment in a holiday property in a region popular also among tourists. The house design offers the possibility of adaptation and upgrading, according to the wishes and lifestyle of the new owner. The property is ideal for buyers seeking an authentic house with character, for nature lovers and those desiring peaceful living.

The seller's condition is that the buyer assumes payment of the real estate transfer tax (2%). For additional information and to arrange a viewing, we are gladly at your disposal.