



Transakcija:

Tip:

Velikost:

Nadstropje:

Lokacija:

Šifra:

Država:

Leto izgradnje:

Energetski razred:

Prodaja

Hiša - Samostojna

120,00 m²m²

K+P+1

BLED, Gorenjska

PH00139DP

Slovenija

zgrajeno leta 1960, adaptirano leta 2015

E (105 - 150 kWh/m2a)

120 m², samostojna, zgrajena l. 1960, adaptirana l. 2015, 805 m² zemljišča, K+P+1, Bled, hiša, hostel, prodamo. Cena: 485.000,00 EUR

Posredujemo pri prodaji stanovanjske hiše v velikosti cca 120 m², ki stoji na 805 m² velikem zemljišču, na izredno iskani in sončni lokaciji Bleda, na robu mirnega naselja Dindol. Do središča Bleda in jezera je 10 min hoje. V bližini so številne sprehajalne poti, hribi in kolesarske steze (Straža, Dobra gora, Ribenska gora, Jelovica...)

Nepremičnina se ponaša z lepim odprtim razgledom na polja in okoliške gozdove.

Hiša trenutno obratuje kot turistični objekt - hostel, v katerem je 5 sob, skupaj z 19 ležišči. Sobe imajo skupno kopalnico, tri stranišča in 3 tuše. V podkletenem delu hiše je kuhinja, prostor za serviranje obrokov in gledanje TV ter soba, ki služi kot igralnica. Pritlični del hiše obsega hodnik, kopalnico in wc ter 2 sobe za goste z izhodom na teraso in veliko zelenico, ki je namenjena za uživanje in oddih gostov. Prav tako se v pritličju nahaja recepcija za sprejem gostov, pisarna za poslovanje, večja shramba in pralnica. V zgornjem delu hiše so še 3 sobe s pogradi, soba z zakonsko posteljo z izhodom na veliko teraso ter kopalnica. Hiše se drži prizidek z veliko teraso.

Poleg hiše je velik lesen nadstrešek s parkirnimi mesti, možnost parkiranja je tudi ob hiši.

Zemljišče je v celoti stavbno, na katerem je možno povečati že obstoječ objekt ali zgraditi nov objekt s preko 500m² površine. Dovoljena je gradnja enostanovanjskega ali dvostanovanjskega objekta, z možnostjo opravljanja turistične dejavnosti.

Nepremičnina se prodaja skupaj s poslovanjem in pa izdelanim projektom za nadomestno gradnjo dveh enot - dvojčkov. Ponaša se z elitno lokacijo v najbolj turističnem kraju Gorenjske, zato je nakup tudi izjemna priložnost tako za kvalitetno bivanje v naravnem okolju kot tudi za investicijo in poslovanje.

Za več informacij smo vam na voljo na tel: 041 755 296 Doroteja Perko

Vabljeni na ogled po predhodnem dogovoru.

We are selling a residential house of approximately 120 m², located on 805 m² of land, in an extremely sought after and sunny location in Bled, on the edge of the quiet village of Dindol.

The center of Bled and the lake Bled are a 10-minute walk away. There are many walking trails, hills and bike paths nearby (Straža, Dobra gora, Ribenska gora, Jelovica ...)

The property boasts beautiful open views of the fields and surrounding forests.

The house currently operates as a tourist facility - a hostel with 5 rooms, along with 19 beds. Rooms have a shared bathroom, three toilets and 3 showers. In the basement of the house there is a kitchen, a room for serving meals and watching TV and a room that serves as a casino. The ground floor of the house consists of a hallway, bathroom and toilet and 2 guest rooms with access to the terrace and a large lawn, which is intended for the enjoyment and relaxation of guests. There is also a reception desk, a business office, a large pantry and a laundry room on the ground floor. In the upper part of the house there are 3 rooms with bunk beds, a room with a double bed with access to a large terrace and a bathroom. The house has an extension with a large terrace. Next to the house is a large wooden canopy with parking spaces. The possibility of parking is also next to the house. The land is entirely buildable, on which it is possible to enlarge an existing house or build a new one with over 500m². The construction of a one-dwelling or two-dwelling building is permitted, with the possibility of performing tourist activity. The property is being sold together with the business and a project for the replacement construction of two units - twins. It boasts an elite location in the most touristic place in Gorenjska, so the purchase is also an exceptional opportunity for a quality stay in the natural environment as well as for investment and business.

For more information, we are available at tel: 041 755 296 Doroteja Perko.

You are invited to visit by prior arrangement.



ITD nepremičnine d.o.o.

Koroška cesta 2

4000, Kranj, Slovenija

Telefon: **041/755-296** - Doroteja Perko, **041/900-009**

info@itd-plus.si