



72 m<sup>2</sup> Brač, Croatia 450 000 EUR / 10 964 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7621</b>	Price	<b>450 000 EUR / 10 964 250 CZK</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>72 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>340 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>

## About real estate

We offer for sale a charming two-storey house situated in a quiet and sought-after bay in the south of the island of Brac. The property is south facing and offers beautiful sea views from both floors. The house is built on a plot of approximately 340 sqm and is located in a location where no further construction is possible, ensuring tranquility and preserving the surrounding landscape.

The ground floor has a bright living area with kitchen and dining area, one bedroom and a bathroom. There is a terrace - partly covered and partly open - ideal for summer dining and relaxation.

An outside staircase, under which there is a handy pantry, leads to the first floor (high attic) where there are two further bedrooms, a bathroom and a balcony with unobstructed sea views.

The house is equipped with solar panels, connected to the municipal water supply and has a septic tank. There is ready wiring - connection to the mains is expected in the near future.

Although the property is located in complete peace and privacy, all amenities - restaurants, cafes, shops, marina with catamaran connection to Hvar and Split - are accessible within a few minutes drive or a pleasant walk.

The island of Brac has a regular boat connection with Split and there is also a small airport, which ensures excellent accessibility. The property is an ideal choice for lovers of peace, nature and authentic Mediterranean lifestyle.