



72 m²

Brač, Croatia

450 000 EUR / 10 899 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7621	Price	450 000 EUR / 10 899 000 CZK
Address	Brač, Croatia	Type	Houses
Category	Villa	Usable area	72 m²
Number of rooms	3 rooms	Land area	340 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	2

## 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.