

House

Rogac, Dalmatia



Ref	RE-TR-4581
Type	House
Region	Dalmatia › Island Solta
Location	Rogac
Front line	No
Sea view	Yes
Distance to sea	160 m
Floorspace	170 sqm
Plot size	553 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 345 000

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Charming detached house of 170 sq.m. brutto on a land plot of 553 sq.m. in Rogac on Solta island just 160 meters from the sea.

The property benefits wonderful sea view!

House consists of a tavern/studio on the ground floor, two bedroom comfortable apartment with spacious living room/kitchen, bathroom and large covered terrace, and unfinished attic space (additional bedrooms possible), with the possibility of upgrade or modify the house.

Additional advantages are: auxiliary building, barbecue, covered parking, car access, all central connection.

The house was built in 1970's.

Windows are mostly wooden except the one in the kitchen – it is PVC.

It has connection to City water supply, electricity and has a septic tank.

It has airconditioning (for heating and cooling) and a wooden stove in the living room/kitchen.

Installations haven't been changed for at least 30 years. Facade is covered with stone , other than that there is no special isolation.

Road leading to the house is very steep.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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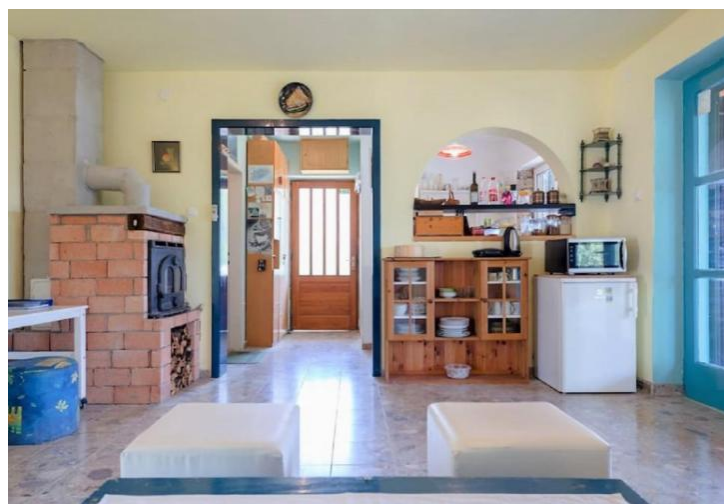
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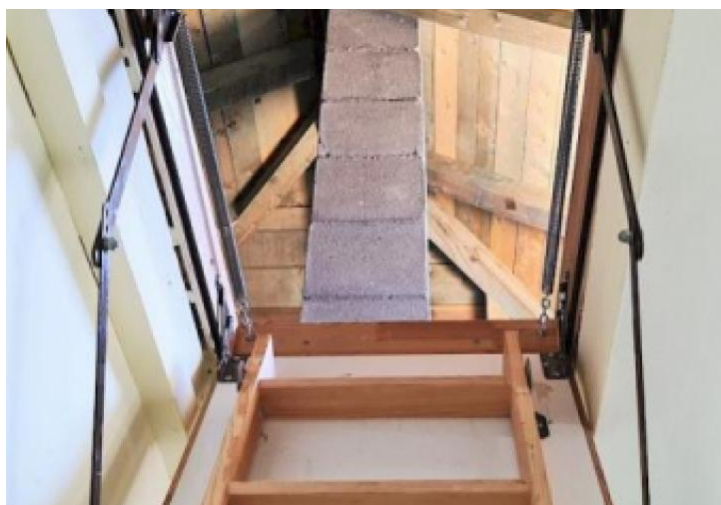
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