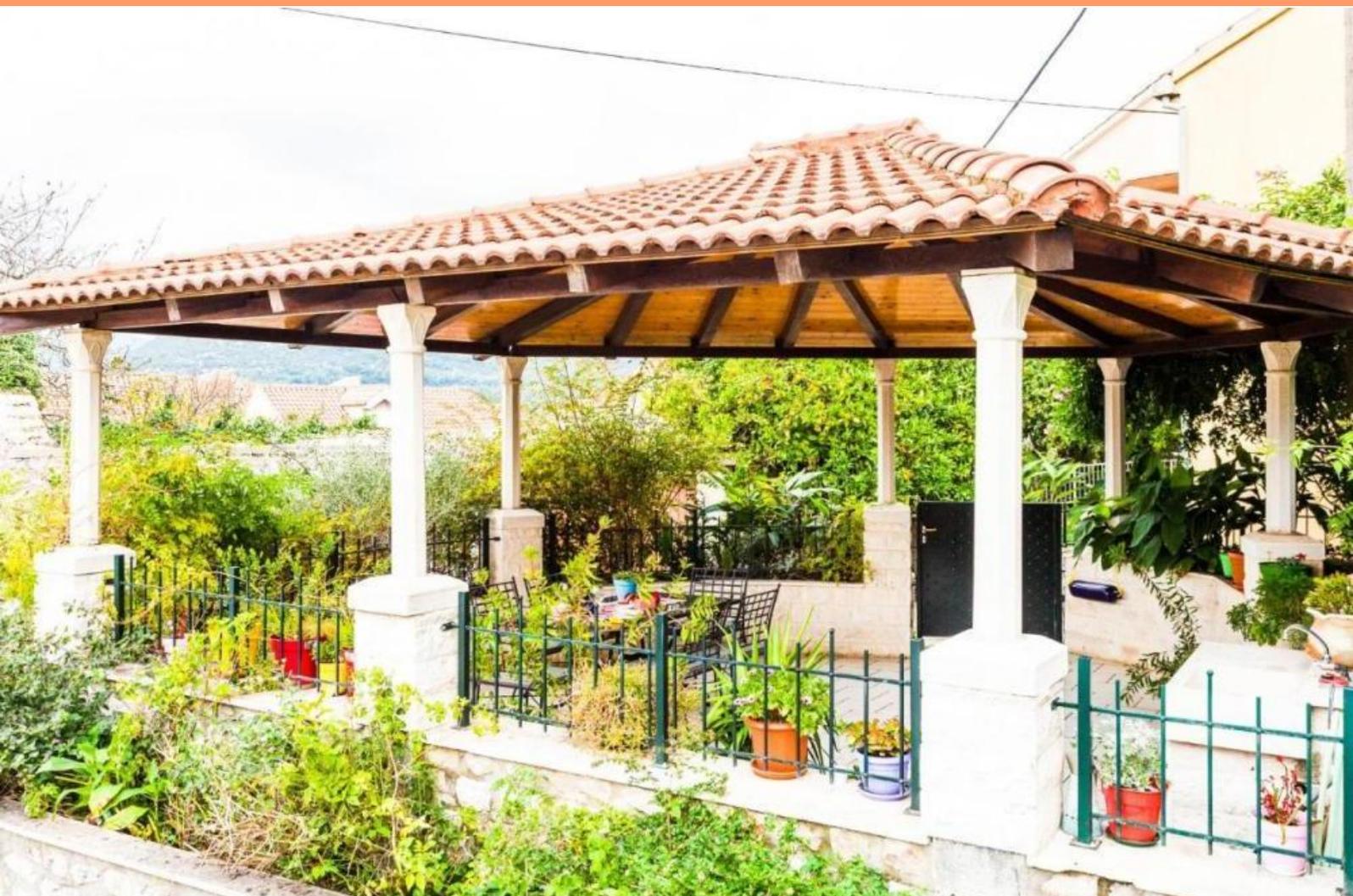


House

Ston, Southern Dalmatia



Ref	RE-LB-IRO625
Type	House
Region	Southern Dalmatia › Peljesac
Location	Ston
Front line	No
Sea view	No
Distance to sea	200 m
Floorspace	90 sqm
Plot size	55 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 370 000

House

Ston, Southern Dalmatia



Charming property 200 meters from the sea in Ston area!

The abode, meticulously refurbished to an exalted standard with approximately 90 square meters of living space, features an expansive conservatory measuring around 55 square meters.

Positioned in an impeccable locale, just a stone's throw from Ston, it sits a mere two hundred meters from the tranquil sea.

Nestled in a covetable setting, a locale of sparse habitation, offering absolute serenity, and in close proximity to the sea, with the added convenience of being just a brief drive from Ston.

In recent years, the entire vicinity has undergone a sweeping transformation, witnessing improved traffic connections with Dubrovnik, the emergence of new restaurants, shops, and other amenities.

The property itself underwent a comprehensive renovation a few years prior, ensuring a modern and welcoming abode.

Spanning three levels—ground floor, first floor, and a lofty attic—the residence unfolds with a kitchen and living room on the ground floor, a primary bedroom with a secluded balcony and a bathroom on the first floor, and a second bedroom nestled in the high attic.

Bathed in luminosity, the house provides an unobstructed vista of the sea from the upper floors, embracing the comfort and charm of Mediterranean living through its expansive balcony.

This dwelling demands no further investment, making it versatile for both tourist rental and private holiday use. Moreover, the included gloriette boasts a valid building permit, presenting an opportunity for additional construction or enhancement.

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.

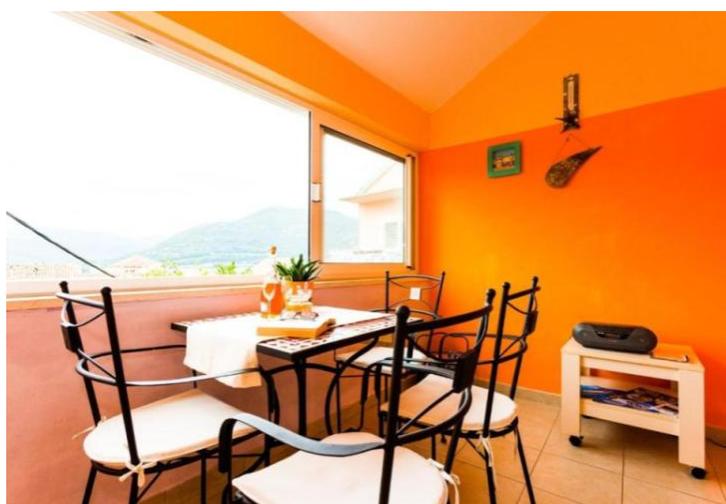
House

Ston, Southern Dalmatia



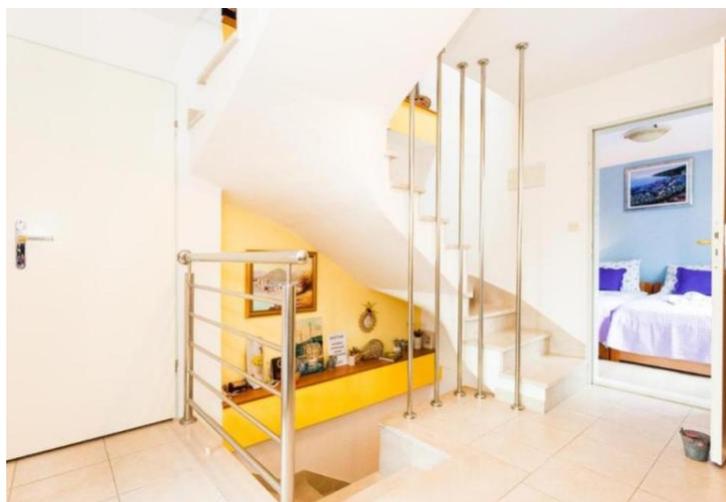
House

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