







## **(SOLD) Trogir/Ciovo, Haus zum Kauf, 470.000 €, ID: 3219**



					
108 m <sup>2</sup>	482 m <sup>2</sup>	3	2	10 m	Meerblick
Wohnfläche	GRUNDSTÜCK	Schlafzimmer	Badezimmer	vom Meer entfernt	.

### **Haupteigenschaften**

- Direkt am Meer
- Meerblick
- Top Lage
- Südliche Ausrichtung
- Nähe zum Strand
- Selbststehendes Haus

## Immobilien details

ID	3219
Lage	Trogir/Ciovo
Typ	Haus, Renovierungsprojekt
Preis	
Ausrichtung	Süden
Stromanschluss	✓
Wasseranschluss	✓
Septische Grube	✓
Entfernung - Ortszentrum	650 m
Entfernung - Flughafen	9 km

## Immobilienbeschreibung

We are offering this detached house on an exceptional location in the 1st row next to the sea, on the south side of the island of Ciovo.

There is direct access to the clear sea and natural rocky beaches from the garden, and due to the limited amount of properties for sale on the shore, this is a great investment opportunity.

House was built in 1975. and most new owners would agree it needs renovating.

The house consists of ground floor and 1st floor, with a total net living area of 108 m<sup>2</sup>. Both floors have a separate entrance, and the dimensions are:- 28 m<sup>2</sup> ground floor- 1st floor 80m<sup>2</sup> + terrace 10 m<sup>2</sup>.

On the ground floor is a small one-bedroom apartment, while on the 1st floor is the living room divided in two parts, including a terrace facing the open sea, hallway, two bedrooms and a kitchen with an exit to the north terrace in the garden.

The land area is 482 m<sup>2</sup> and it is big enough to incorporate a patio area and swimming pool and several parking spaces.

In the courtyard are two open-air rooms that can be turned into an outdoor kitchen with bbq/ fireplace or used as a storage. The dimensions of the property in relation to the plot would allow the possibility of building another floor.

It needs complete renovation but has great potential for conversion into a lovely villa with swimming pool and all other amenities needed for full enjoyment.

Owner has an existing permit with all the projects for a villa and swimming pool which will be included. The village center with all amenities as well many other necessary facilities, is few minutes driving away.

Split international airport is 20 minutes driving.

For more information, feel free to contact us.







