

## VODICE, samostojeća kuća, 2 odvojena stana, 640 m do mora, dvorište, Vodice, House



### Seller Info

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About us: The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srma, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or

a catamaran, you are at the right place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

## Listing details

### Common

Title:	VODICE, samostojeća kuća, 2 odvojena stana, 640 m do mora, dvorište
Property for:	Sale
House type:	detached
Property area:	144 m <sup>2</sup>
Lot Size:	325 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	3
Price:	395,000.00 €
Updated:	Aug 21, 2024

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Vodice

City area: Vodice  
ZIP code: 22211

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes



## Parking

Number of parking spaces: 4  
Covered parking space: yes

## Description

Description: VODICE - A furnished house for sale with two separate apartments (one on the ground floor and the other on the first floor) and a spacious and well-kept yard! The property is located in a quiet part of Vodice and is surrounded by family houses. Only 640 m from Hangar beach and 1200 m from the city center. This property can be interesting for larger families, where everyone has their own floor to use, it also has great potential for tourist rental, but it is also suitable for permanent residence. A detached family house with a total usable area of 144.55 m<sup>2</sup> was built on a plot of land of 410 m<sup>2</sup>. It consists of two floors: ground floor + 1st floor. On the ground floor there is an apartment with a total usable area of 77.98 m<sup>2</sup> and consists of a hallway, a kitchen with a dining room, a living room with access to a beautiful terrace of 16.32 m<sup>2</sup>, a bathroom and three bedrooms. The external stairs lead to the first floor, where there is an apartment with a total usable area of 66.57 m<sup>2</sup> and consists of an entrance hall, entrance, kitchen, storage room, two bedrooms, living room, two bathrooms and a loggia of 5.86 m<sup>2</sup>. In the beautifully decorated and paved yard of 325 m<sup>2</sup>, there is a barbecue and a parking lot with several parking spaces. Due to the spacious garden, there is the possibility of building a swimming pool or similar facilities. The house is fully furnished and is being sold as such (equipped kitchen, interior PVC joinery, exterior aluminum shutters, air conditioning, security doors for both apartments). Owner's documentation neat and complete. The price is €395,000. For more information, contact us by e-mail or phone. ID CODE: H-175-P

## Additional contact info

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