



214 m²

Podbrijest, Croatia

600 000 EUR / 14 631 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|----------------------------|------------------|------------------------------|
| Order number | N7471 | Price | 600 000 EUR / 14 631 000 CZK |
| Address | Podbrijest, Croatia | Type | Houses |
| Category | Villa | Usable area | 214 m² |
| Number of rooms | 5 and more rooms | Land area | 1 520 m² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 2 |
| Device | Yes | Parking | Yes |
| Terrace | Yes | Swimming pool | Yes |

About real estate

We offer for sale a house in the picturesque Croatian village of Podbrijež, nestled in the green valley of the Neretva River. This property with breathtaking views of the surrounding countryside offers two separate residential units with a total living area of 214 m², connected by an internal corridor, and a total of six rooms, three bathrooms, one separate toilet, and two fully equipped apartments.

The first house, built of stone, has a spacious living room with a dining area, a fully equipped kitchen, and a bathroom on the ground floor. On the upper floor there is a master bedroom with en-suite toilet and two single bedrooms. The second house, built of modern materials, has a living room, dining area, kitchen and bathroom on the ground floor, while upstairs there is a double bedroom with extra bed, two single bedrooms and another bathroom.

The property boasts three covered terraces, which provide an ideal space for outdoor dining and relaxation. The garden also includes a landscaped park with a fireplace and a 27.5 m² private swimming pool with an outdoor shower. Solar panels, gas boilers, pellet central heating, a camera system, and two practical storage spaces ensure total comfort. The house is sold fully furnished, including appliances and utilities, allowing for immediate use without the need for further investment.

The offer also includes a Primorka boat with a closed cabin, 6.3 m long, equipped with a Volvo-Torpedo 18/24 HP engine. An ideal choice for exploring the surrounding countryside from the Neretva River and enjoying undisturbed moments on the water.

The village of Podbrijež is easily accessible – just a 10-minute drive away from the town of Metković, which offers all amenities, including shops, schools, healthcare, and cultural activities. The historic city of Mostar in Bosnia and Herzegovina is approximately an hour's drive away, while Dubrovnik Airport is approximately 120 km away. This property is ideal for recreational use, year-round living, or as an investment with potential for tourist rentals.