

# House

## Bale, Istria



<b>Ref</b>	RE-U-21046
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	289 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 499 000

# House

## Bale, Istria



House in the old town center of Bale town which had been a competitor to Rovinj in beauty. This historic stone town is built on a hill surrounded by olive groves and vineyards, and is 5 kilometers from the sea and an untouched coast. The 45th parallel passes through the municipality of Bale, that is, its southernmost part, which means that it is in the most ideal place - halfway between the Equator and the North Pole. The average annual temperature in Bale is 14 degrees Celsius, and they record an average of 2,400 sunny hours per year. In this unique town at 145 meters above sea level, among the picturesque streets in a fairytale atmosphere, a house in the old town center is for sale.

The spacious house of 289 sq.m. extends through the ground floor, three intermediate floors, two floors and an attic. Very sophisticated and unusual structure of the property. The ground floor of 86 m<sup>2</sup> consists of a studio apartment and a bedroom with a bathroom. The mezzanine floor of 36 m<sup>2</sup> consists of an apartment consisting of a living room with a kitchen, a bedroom and a bathroom. The first floor of 54 m<sup>2</sup> consists of an apartment consisting of a living room with a kitchen and dining room, two bedrooms, a bathroom and a spacious terrace. The second mezzanine floor of 38 m<sup>2</sup> consists of two bedrooms and a bathroom. The second floor of 47 m<sup>2</sup> consists of two rooms. The third mezzanine floor of 21 m<sup>2</sup> consists of a bathroom and a staircase that leads to the attic of 7 m<sup>2</sup>, which is also the exit to a spacious covered terrace with a view of the sea and the surrounding area.

House is 6 km from the beach and benefits distant sea views.

The exceptional location of this property provides an opportunity for an investment in an already well-established tourism rental business or a comfortable family life.

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

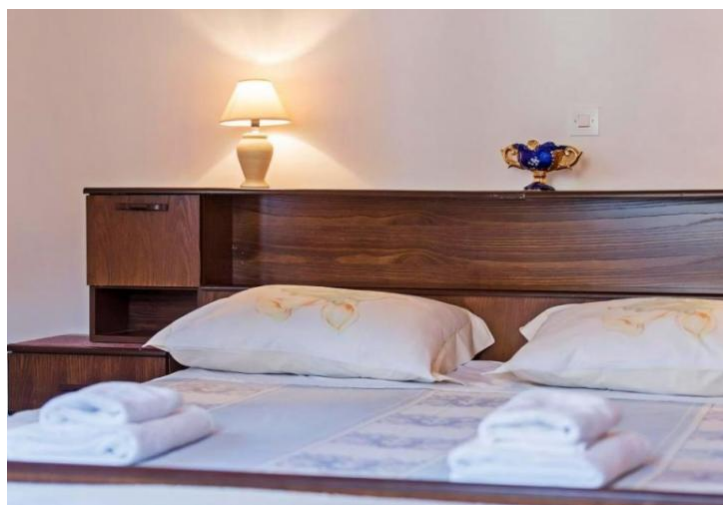
## Bale, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# House

## Bale, Istria





# House

## Bale, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# House

## Bale, Istria

