



## For sale family house 247 m<sup>2</sup> & 1087 m<sup>2</sup> on the edge of the medieval town of Bale, near Rovinj

**195.000 €**

**789 €/m<sup>2</sup>**

Family house with business space is for sale. The house is located in center of Bale, in very quite area. Sea distance is 6 kilometers and center of Rovinj is 13 kilometers. Living area of this house is 247 sqm, and surface area of closed yard is 1087 sqm. Its consisted of basement, ground floor, first floor and high attic. In total it has 3 bedrooms, 1 bathroom and 1 toilet. There is a possibility of building outdoor kitchen and swimming pool in the garden.

Basement: business space, central heating station

Ground floor: kitchen, dining room, living room, terrace: 21 sqm, entrance hall, staircase, toilet

First floor: three bedrooms, terrace: 10 sqm, bathroom, hall, staircase

High attic: currently used as storage area but it can be transformed as living area

Infrastructure: telephone connection, water and electricity connections, sewage, asphalted access

Interior equipment of the property: fully furnished

Outside the property: parking spaces: 5

Joinery: wooden joinery

Heating / cooling of the real estate: central heating, fireplace on woods

Floor coverings: ceramic tiles and parquet

Energy class: certificate in process

Orientation: south / southwest

This charming house in quite area truly breaths with clean air and comfortable atmosphere. Near the house are all necessary contents for family or perfect holiday. Also, camps Colone and San Polo with their clean and nice beaches are near this house. If you want to see some Istrian history or some fun events then you should visit Rovinj. Its a very romantic city with a lot of historic and cultural heritage and very good covered with sport events and exhibitions of authentic Istrian food and wines.

On the ground floor are kitchen and dining room with a living room completed with beautiful fireplace for an even better atmosphere and access to a beautiful terrace in the yard. Coming out from the stairs to the first floor is entrance to the hallway that goes into a bedrooms and bathroom. Exit to the terrace is from one bedroom. Attic is currently used as a storage area. In the basement is a thermal station for central heating with wood. Basement can be remodeled. The house has all the necessary infrastructure and for sale is fully furnished so it is ready to

move in.

Road distance to real estate:

Sea 6 km, town center: 50 m, transport: 100 m, shop: 250 m Park: 450 m, the airport: Pula: 26 km, Trieste 139 km Venice: 250 km Rijeka: 112 km, the nearest large town: Rovinj: 13 km

## Summary

Location	Bale	Property ID	1788
Price	195.000 €	Type	house
Area	247 m²	Land area	1.087 m²
Bedrooms	3	Bathrooms	2
Parking spaces	5	Parking spaces (garage)	1
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	789 €	Real estate transfer tax	4%
Energy certificate	In progress	Subtype	family house, semidetached

## Distances

Center	200 m
Park	450 m
Pula airport	26.3 km
Rijeka airport	112 km
School	450 m
Trst airport	139 km
Venezia airport	250 km
Sea	6 km
Near a bigger city	13.6 km
Store	600 m
Transportation	200 m

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