



Family house in the fairytale town of Bale, Rovinj

483.000 €

3.551 €/m²

A family house in a fairy-tale place near Rovinj - it is almost everyone's dream to live in such a home.

Yes, you guessed it. We found that little home.

In Bale. If you don't know Bale, it is a small stone town near Rovinj, which is becoming a very desirable place to live.

No wonder why - an intimate family union and good neighborly relations - what more could you want?

One thing you might still want is enough space for a growing family. And it has it!

First, we will tell you about the spacious garden. 710 m² to be exact. In this area, children can play carefree outside, in the safe environment of the fenced yard.

There is even room for parking for 3 cars. But if you don't have 3 cars, that's fine. Invite your guests and tell them that you have secured parking space for them - what a hospitality!

Why don't we go inside? 136 m² of the comfortable home will welcome you. With 2 floors - ground floor and 1st floor - it is designed for comfortable living.

The open space of the kitchen and dining room makes every day spent in it exciting.

Family and guests can move to the outdoor terrace during warm summer nights while enjoying a glass of wine and the sound of crickets. It faces west - and you know what that means - beautiful sunsets every night!

It has 3 bedrooms - the master bedroom on the ground floor and two additional bedrooms located on the 1st floor. On the 1st floor, there are also built-in wardrobes, a gallery and a bathroom. And an extra toilet, handy for those situations when things get stressful during school mornings.

If you were waiting for technical things – let us tell you that the house has water, electricity and a septic tank. It has air conditioning and additional solid fuel heating – you are safe with heating and cooling.

You remember we mentioned the close community – [the school](#) is only 200 m away, and if you need snacks and household items, [the grocery store](#) is the same distance away.

Bale is also known for one of the best ice creams. If you want to eat something specific there is the most famous jazz tavern in Istria – Stone stories ([Kamene priče](#)).

The beach is 8 km away, and for an absolute experience, hop on [the train](#) that runs for free to the beaches of [San Paolo](#), [Colone Beach](#) and even [Paleo Park](#) – an amusement park steeped in history and water fun. You can go on family trips by entering the highway 6 km away.

Do you want to visit [Rovinj](#)? It is 15 km away, and [Pula](#) is 25 km away.

Discover the real charm in our video or take a virtual walk through this home via a 360 recording.

And if that's not enough for you, send us an inquiry (info@maris.hr) or call us at [+ 385 \(0\)98 1900 688](tel:+385(0)981900688) and we'll be happy to organize a private tour or sightseeing for you via video call.

Summary

Location	Bale	Property ID	2033
Price	483.000 €	Type	house
Area	136 m ²	Land area	710 m ²
Bedrooms	3	Bathrooms	2
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	3.551 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house

Distances

Transportation	300 m
Sea	8 km
Near a bigger city	14 km
Park	300 m
School	300 m
Store	400 m
Pula airport	25 km
Venezia airport	25.1 km

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