

# House

## Bale, Istria



<b>Ref</b>	RE-U-32652
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	183 sqm
<b>Plot size</b>	240 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 450 000

Two renovated residential buildings in a great location in medieval Bale, near famous Rovinj city!

Two renovated houses are for sale between Bal and Vodnjan.

The first house is 55 m<sup>2</sup> in floor plan and consists of two floors, which is a total of 115 m<sup>2</sup>.

On the ground floor there is a kitchen, a living room and a toilet. Upstairs there are two bedrooms with a bathroom. Underfloor heating is installed throughout the house, and there are air conditioners for cooling. The house will soon be completely finished and equipped with furniture.

The second residential building has an area of 68m<sup>2</sup> and is a new building. There is a large space for a summer kitchen, a toilet and a storage room. There is also a storage room with a separate entrance from the yard. This facility will be completed to the turnkey stage without furniture, which gives the buyer the freedom to furnish according to their wishes.

The yard has an area of 240m<sup>2</sup>, and will be paved. An electric portun and an alarm system will also be installed. Ideal property for tourist rental or 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.

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Price per m<sup>2</sup>:  
2459 €

Average price/m<sup>2</sup> of this type  
in this region:  
3688 €

Median price/m<sup>2</sup> of this type  
in this region:  
3176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2591 €



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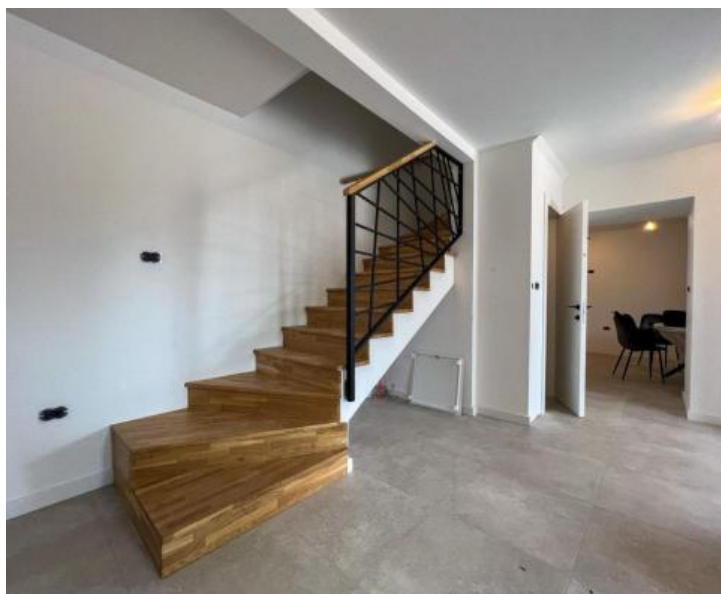
Bale, Istria





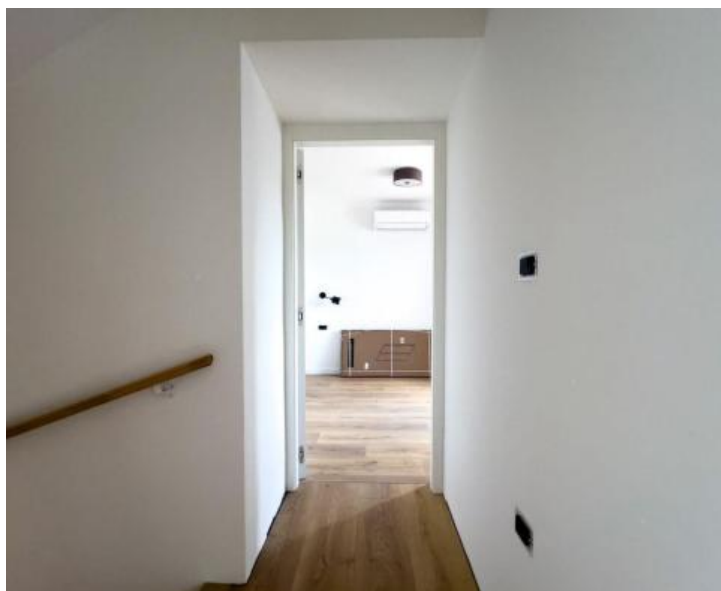
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