

# Villa

Bale, Istria



<b>Ref</b>	RE-U-34196
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	145 sqm
<b>Plot size</b>	205 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

### **Impeccable Stone House with a Swimming Pool in Bale!**

One of Istria's most beautiful gems is the town of Bale, located on the western coast of the peninsula. This historic stone town is perched on a hill surrounded by olive groves and vineyards, just 5 kilometers from the pristine coastline. The southernmost part of Bale is crossed by the 45th parallel, placing it in an ideal location—halfway between the Equator and the North Pole. The average annual temperature in Bale is 14°C, with about 2,400 hours of sunshine per year.

In this picturesque medieval Istrian town, surrounded by lush greenery, an impeccable stone villa of 145 sq.m. with a secluded pool is available for sale. Along with its prime location, the property boasts high-quality construction, ensuring long-term satisfaction and a comfortable living experience.

Respecting traditional and authentic values, the old, dilapidated stone Istrian house has been transformed into a true oasis, blending traditional and modern styles with a functional interior and exterior. The home is defined as a single residential unit, spanning two floors: ground floor and upper floor.

The ground floor features an open-concept space that combines a living room, dining area, and kitchen with direct access to a pergola-covered terrace, which includes a summer kitchen, guest bathroom, and storage room. The upper floor consists of three bedrooms, each with its own en-suite bathroom.

The property is entirely fenced and elegantly landscaped in a Mediterranean style, with a lovely garden of 205 sq.m. and beautifully integrated swimming pool measuring 34 m<sup>2</sup>, providing perfect harmony with the surroundings.

This beautifully crafted property offers an excellent opportunity for comfortable family living as well as an investment in a tourism business through vacation rentals.

The listed price includes the property in its final state of construction, without furnishings, allowing buyers the freedom to finish the interior according to their own tastes and preferences.

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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Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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