ID: 3075

# FOR SALE: HIGH QUALITY CHARMING GROUND FLOOR HOUSE IN A QUIET LOCATION

Bale

**498,000 €**
8,300 €/m$^2$







Bale is one of the most charming Istrian towns, known for its authentic stone architecture, peaceful atmosphere and rich history. Located between Rovinj and Pula, it offers the perfect blend of Istrian charm, nature and proximity to the sea. It is ideal for those seeking peace, but also for guests who appreciate an authentic Istrian experience.

For sale is a modern single-storey house with a living area of 60 m$^2$ with a garden of 130 m$^2$, designed for a comfortable, functional and quality stay. The house consists of a bright open space living room connected to the kitchen and dining room, two comfortable bedrooms equipped with custom-made built-in wardrobes, a bathroom, two storage rooms and an attic

hatch. The kitchen is custom-made and equipped with a Bosch dishwasher and built-in hood, and a pleasant temperature throughout the year is ensured by two Mitsubishi air conditioning units and underfloor heating throughout the building. The interior space is connected to an outdoor covered terrace of 22 $m^2$ on the same level, using a 4 m glass wall paved with stone. The exterior also includes a fully equipped summer kitchen with a built-in 3 m worktop, a Klarstein electric grill, an outdoor sink and storage, as well as an outdoor shower with a 30 L tank. An automatic irrigation system, two paved parking spaces and outdoor lighting with sensors are provided. All windows are PVC windows with retractable mosquito nets and ALU shutters, while the floors are covered with high-quality parquet and ceramics, and the property has a bio-purifier with preparations for connecting to the sewer system already made, which makes this house high-quality, neatly maintained and immediately move-in ready.

Given the quality construction, top-quality equipment and carefully thought-out details, the property ensures long-term value. Reliable materials and efficient heating and cooling systems were used, which further reduces future investments. Located in a quiet location, it is ideal for a pleasant family life, but also as an excellent rental opportunity.

FOR ALL OTHER INFORMATION, CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Zunic
Licensed agent

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Bale | PROPERTY ID | 3075 |
| PRICE | 498,000 € | TYPE | House |
| AREA | 60 m² | GARDEN AREA | 130 m² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | - | PARKING SPACES | 2 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | Aluminum, Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent |
| FACADE | Excellent | ROOF | Channels |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |

| | | | |
|---|---|---|---|
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

ID: 3075

## Extra features

- Access road
- Terrace
- Pantry
- Yard

## Infrastructure

- Electricity
- Water

View original listing