

## Bale - autohtona kamena kuća u srcu grada, Bale, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company

has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books.

SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Bale - autohtona kamena kuća u srcu grada  
Property for: Sale  
Property area: 210 m<sup>2</sup>  
Lot Size: 25 m<sup>2</sup>  
Bedrooms: 8  
Price: 350,000.00 €  
Updated: Aug 15, 2023

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Bale  
City area: Bale  
ZIP code: 52211

### Description

Description: Bale - sale of an autochthonous stone house 210m<sup>2</sup>, in the heart of Bale, with a yard and office space, GF + 3. The stone town of Bale located near Rovinj, Vodnjan, Kanfanar and Svetvincenat is a preserved area of Istria that has avoided all forms of devastation and today we can proudly say that this area is almost virgin beauty characterized by superior natural resources, untouched nature and rich cultural and architectural heritage . It is a natural whole with arable fields, pastures, forests in which the remains of old buildings, Roman roads, cisterns, wells, Roman villas, oil presses and churches can still be seen today. There are almost no days during July and August when nothing happens in Bale - from concerts, exhibitions, folk festivals to the most important Jazz Festival, which is

also visited by fans outside the borders of Lijepa Naša. The town is just right for the needs of life, but also a place you will want to choose to escape from everyday life and city noise. In the very old town near Kaštela, we offer a house with 4 floors. On the ground floor there is a business space with access to a stone-walled yard of 25 m<sup>2</sup> which has a large courtyard door with access to the local stone passage through the core. The whole was used for business purposes, but you may want to convert this floor into an apartment that, due to its separation, can easily serve the profitable purpose of tourist rental. An external stone staircase leads to the 2nd floor and a separate entrance for the apartment on that floor and to the second floor where there is an impressive entrance hall from which you enter two units, each on its own floor. The apartment on the 4th floor is also an attic apartment with a terrace overlooking the city. Each floor has a living area of approximately 38 m<sup>2</sup>, one bedroom and all floors are connected inside the walls of the house. The apartments on the 3rd and 4th floors are habitable and intended for housing, while the apartment on the 2nd floor is for complete renovation. This apartment has access to the terrace overlooking the courtyard of the house. It is an impressive property that provides various possibilities of use from personal housing with possible profit to tourist purposes such as hotels, hostels and the like.

### Additional contact info

Reference Number: 511602  
Agency ref id: 32845