

## Rovinj, okolica, kuća u centru s poslovnim prostorom, Bale, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Rovinj, okolica, kuća u centru s poslovnim prostorom  
Property for: Sale  
House type: detached  
Property area: 241 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 14  
Bathrooms: 2  
Price: 520,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1980

#### Location

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

ZIP code: 52211



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Rovinj, surroundings In a small town near Rovinj, known for its cultural events and Istrian tradition, there is this house with business premises. The municipality of Bale is recognized year after year for its tourist offer, for its natural and archaeological treasures. The town is only 10 km from Rovinj and 20 km from Pula, while beautiful beaches and untouched nature are only a few minutes' drive away. The house is located in the center, in a quiet street and is spread over three floors, while the total square footage is 240m<sup>2</sup>. On the ground floor there is a commercial space that is currently used in the summer months, and it is possible to continue the business or convert it into a nice and large residential unit. The ground floor is 89 m<sup>2</sup> in size and consists of a large kitchen, a cloakroom for staff with a toilet, two storage rooms, a sanitary unit (2 toilets), and a room where there is a service area and there is an exit to the city terrace. On the first floor is a spacious apartment of 150 m<sup>2</sup>, with a spacious living room with a fireplace, kitchen and dining room, one bedroom, a large bathroom and a storage room. A spacious internal staircase leads to the attic where there are two bedrooms and one study, but the same can also be a bedroom. There is another bathroom. Central heating is oil-fired, while the fireplace in the living room is pellet-fired. The apartment has an open terrace with a view of the old city center on one side, while on the other side there is a view of the sea. This property is perfect for someone who is looking for the possibility of living in a quiet street and doing business in one place, but the possibility of a tourist rental, a combination of rental with a business is not excluded... It really has a handful of possibilities to fulfill all the wishes of the future owner. ID CODE: 1029-66

## Additional contact info

Reference Number: 586710

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