ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	14981
Location :	Bale
Building size :	252 m2
Garden size :	0.00 m2
Distance from sea :	5000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2002

Price : 590.000 €

In the historical center of Bale, there is a unique residential-commercial property that combines a pleasant family life with a successfully developed hospitality business. The property represents an excellent opportunity for continuing operations, a tourist investment, or a combination of private and business space in one of the most charming locations in Istria.

The total residential-commercial area is 252.45 m² and is distributed over three levels.

The ground floor features a fully equipped hospitality space with a long-standing successful business. The business area, measuring 89.90 m², consists of a guest serving area, a hallway with access to guest restrooms, two storage rooms, a professionally equipped workshop for making pastries and ice cream, a cooling room, and a staff locker room with a restroom and shower. The property is sold with complete high-quality pastry equipment, allowing the future owner to continue operations with minimal investment.

An internal staircase, with possible access from the back of the building, leads to the residential part.

The first floor, measuring 97.90 m², consists of an entrance hallway with access to a spacious terrace overlooking the old town core and the sea, an open-space kitchen with a dining area and living room with a fireplace, a bedroom, a bathroom, and a storage room. The space is designed for comfortable everyday living but also has potential for tourist rental.

In the attic, with a total area of 53.90 m², there are two additional bedrooms, a study that can be converted into another bedroom if needed, and an additional bathroom.

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The house has been well maintained and is equipped with air conditioning, central heating with heating oil, quality ceramics, and wooden joinery.

An additional advantage of the property is the guest terrace, which is currently leased, with the possibility of continuing its use.

This property represents a rare opportunity to purchase a fully functional residential-commercial building in an attractive location, with an already established business and great potential for further development.

For more information and viewings, please