



## Historic property Thirteen-bedroom (14+kk)

Ask for price

Melčice - Lieskové, Melčice - Lieskové





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Total area	685 m <sup>2</sup>
Foot print	735 m <sup>2</sup>
Plot	5 781 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	102309

**This reconstructed, Late-Classical manor house from 1920 with large grounds is located in the village of Melčice near Trenčín. With an enchanting atmosphere, it offers exceptional living and is a great investment if used as a hotel/guest house, private clinic, or doctors' office. The property is not registered as a cultural monument.**

The manor consists of two wings. The ground floor consists of a large entrance hall, kitchen, training room, administrative section with three offices, storage space, toilet, **sauna**, and lounge. The second wing has a rear entrance from a **terrace covered with greenery**, a lounge, a cloakroom for employees, a utility room, a kitchen, a storage room, and two toilets. No basement. On the upper floor is a corridor, a utility room, and **6 rooms**, each with a bathroom and toilet.

The brick building, which was **tastefully renovated in 2022**, has four entrances to the property. Standard facilities include wood insulated windows, **oak doors**, **ceramic floors**, carpets, **Siberian larch** stairs, and underfloor cooling. Two heat pumps are **energy-efficient** (saving approx. EUR 200 per month). The property is connected to electricity, water, and has a septic tank and an OV purifier.

The manor is located in a **quiet, undisturbed location**, surrounded by **beautiful nature outside the hustle and bustle of the city**. The large, sloping plot with ornamental trees provides parking for 10-14 cars.

The village of Melčice lies in a **Central Povazie valley in the White Carpathian Mountains** only 15 minutes from **Trenčín** and offers many opportunities for **active relaxation**—hiking, biking, tennis, or golf. Tourist attractions in the area include the **Beckov** or **Čachtice castles**, and especially the **historic town of Trenčín**. The village provides complete civic amenities, including a **train station with a main line to Bratislava**.

Built-up area 452 m<sup>2</sup>, floor 400 m<sup>2</sup>, floor 285 m<sup>2</sup>, land 5,781 m<sup>2</sup>.

(Possibility to buy approx. 9,000 m<sup>2</sup> of land in an industrial zone only 5 km from the manor.)