



## Farmhouse estate Eight-bedroom (9+kk)

Ask for price

Spišská Stará Ves, Kežmarok





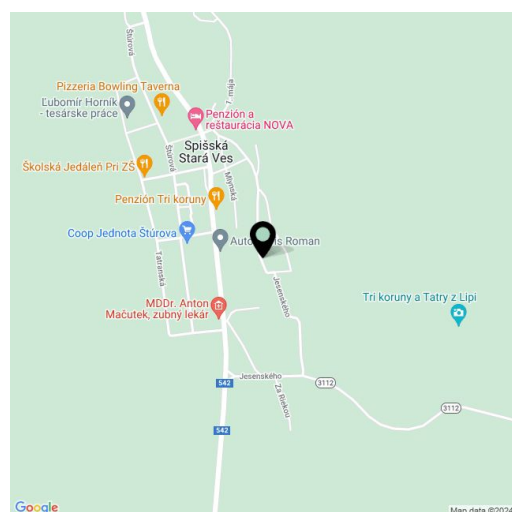


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Total area	367 m <sup>2</sup>
Foot print	367 m <sup>2</sup>
Plot	4 801 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	104030



We exclusively offer for sale this traditional mountain home known as Homestead Pieniny. On its large landscaped grounds sits a spacious family house with spectacular views of a forest, a stylish wooden chalet with an attic, and an outbuilding. The homestead is situated in a beautiful green and absolutely quiet location a stone's throw from Pieniny National Park and is also suitable as a bed and breakfast.

The estate consists of a family house and a stylish wooden chalet. The large country-style house has a ground floor with an entrance hall, a large fully equipped kitchen with a pantry, a living room with a ceramic stove, and a large lounge with a fireplace and amazing views. On the opposite side of the kitchen are two toilets, a cloakroom, and a utility room. From the living room, a beautiful wooden staircase leads to the 1st floor, which consists of 5 spacious bedrooms with en-suite bathrooms (shower, sink, and toilet). Next to the house is an outdoor toolshed. The estate has its own driveway with parking below the house.

The wooden chalet is designed in a traditional alpine style and is used as a retreat with a chalet with a wellness area (booking.com rating of 9.8). The chalet consists of a large living room with access to the terrace through large sliding doors and to the sauna overlooking the forest. Right by the entrance, there is a staircase to the first floor with a gallery, where there is space for two large beds. There is a spacious wooden terrace with a whirlpool Jacuzzi. The entire log cabin is heated by a single fireplace.

The main building is a new construction using high-quality materials. The windows, doors, and floors are made of high-quality wood. Heat is provided by a Viessmann gas boiler and a fireplace with a vent to the upper floor, the lower floor outside the rooms has underfloor heating. The hot water is circulated. The whole house has a LAN network. The log cabin has a Canadian spline 24 KW fireplace. The entire homestead is surrounded by a large fenced property with trees, an outbuilding, and a small playground.

This very quiet place in the heart of nature is ideally located on the outskirts of a town enveloped by woods. The homestead offers the opportunity to relax in the beautiful nature of the Pieniny Mountains. Nearby is a bus stop, and by car you can reach Pieniny National Park, as well as the High Tatras, in a few minutes. The town is full of amenities and the nearest larger town is Kežmarok or Stará Lubovňa. The surrounding area is varied and interesting—you can visit the nearby spa or cultural monuments (castle, chateau, or museum). There is also a number of excellent restaurants and cafés where you can enjoy traditional Slovak cuisine. Spišská Stará Ves lies on the border



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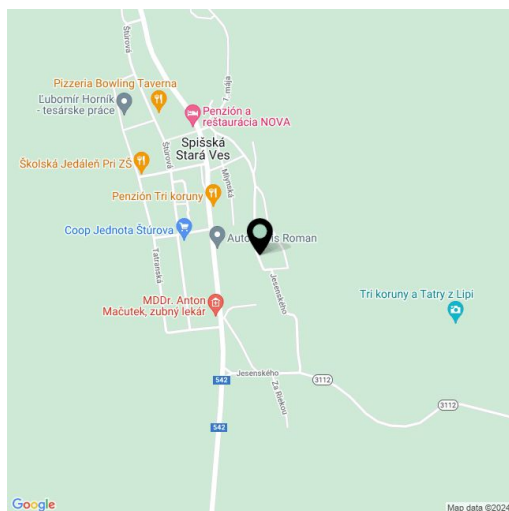
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with Poland.

The usable area of house 241 m<sup>2</sup> (built-up area 184 m<sup>2</sup>), chalet 58 m<sup>2</sup> (built-up area 127 m<sup>2</sup>), outbuilding 42 m<sup>2</sup>, garden gazebo 14 m<sup>2</sup>, land total 4,801 m<sup>2</sup>.

Without further remodeling, the homestead offers up to 14 beds.

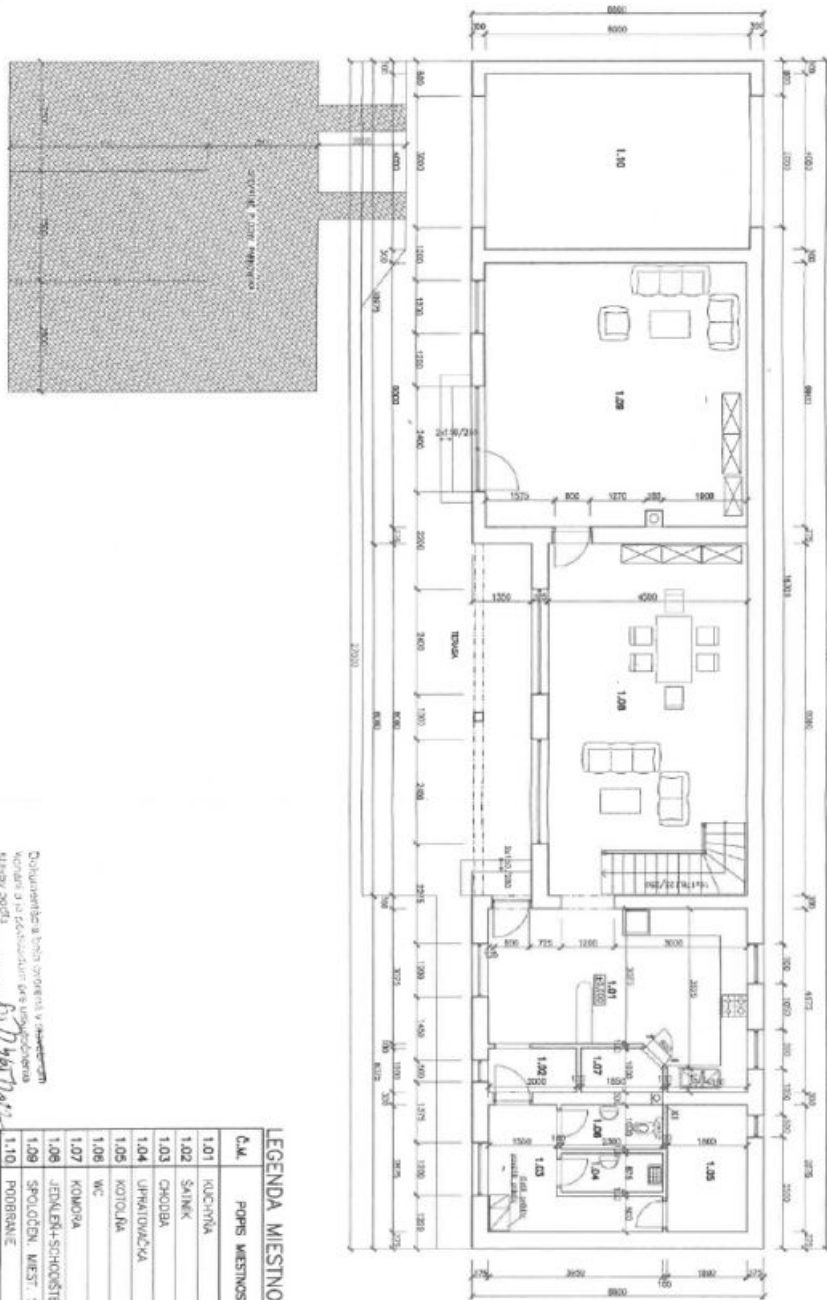




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Podpis: *[Handwritten signature]*  
2024/09/26

**LEGENDA MIESTNOSTI**

Č. M.	POPIS MIESTNOSTI	PLOCHA m <sup>2</sup>	PODLAHA	STREŠNÝ
1.01	KUCHYŇKA	20,12	KERAMICKÁ DLAŽBA SI	HLAVÁ GRETEL
1.02	SÁLNIK	2,00	KERAMICKÁ DLAŽBA SI	PRÍMURSKÝ SÁNIK
1.03	CHODBA	6,40	KERAMICKÁ DLAŽBA SI	HLAVÁ GRETEL
1.04	UPRAVDIACIVA	2,00	KERAMICKÁ DLAŽBA SI	HLAVÁ GRETEL
1.05	KOTOLNA	5,20	KERAMICKÁ DLAŽBA SI	PRÍMURSKÝ SÁNIK
1.06	WC	2,30	KERAMICKÁ DLAŽBA SI	HLAVÁ GRETEL
1.07	KOMORA	1,70	KERAMICKÁ DLAŽBA SI	HLAVÁ GRETEL
1.08	JEDLEŇA-SCHODIŠTE	36,00	DREVENÁ PODLAHA SI	HLAVÁ GRETEL
1.09	SPOLOČEN. MIEST. S KREBIV	38,60	DREVENÁ PODLAHA SI	HLAVÁ GRETEL
1.10	PODPRÁVIE	24,00	LAAMANT KAMEN	HLAVÁ GRETEL

X1 VETRAČIE POTRUBIE VVEDENÉ NAD STREŠNÝ PLOŠŤ



