



## House Four-bedroom (5+kk)

Ask for price

463 m<sup>2</sup>, Lazy pod Makytou, Lazy pod Makytou





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Usable area	463 m <sup>2</sup>
Plot	513 m <sup>2</sup>
Garden	321 m <sup>2</sup>
Floor area	417 m <sup>2</sup>
Balcony	28 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	104637

**This three-story premium chalet directly on a slope in the Kohútka ski resort is an exceptional investment opportunity. The mountain house is situated in Kysuce in a pleasant environment with beautiful panoramic views.**

The spacious ground floor is mainly taken up by a **wellness area** with a **sauna**, **Jacuzzi**, **relaxation area**, and a bathroom. On the ground floor, there is also a storage area (for skis, snowmobile, etc.) and a short hallway with a small storage closet, which currently serves as a laundry room. On the 1st floor is a living area connected to the kitchen and dining room, as well as a bathroom and a toilet. The chalet also provides a **covered seating area** with an electric grill, perfect for **outdoor barbecues**.

The house was built with a combination of **wood**, stone, and **hand split sandstone**. Heating is by a heat pump and a **wood-burning tiled stove**. High-standard facilities are complemented by a fully equipped kitchen with built-in appliances (dishwasher, oven, fridge-freezer), a large dining table, comfortable **wooden** double beds, and spacious wardrobes and chests of drawers. **Parking for several cars** is possible right next to the house.

The Kohútka area is a great starting point for **outdoor sports and nature enthusiasts**. This picturesque place in the **heart of the mountains** offers activities for all ages and interests. The **well-maintained slopes and cross-country trails** make it ideal for winter sports. The nearby Hotel Kohútka has a **restaurant** serving a wide range of traditional and modern dishes.

Total usable area 463 m<sup>2</sup>.

