



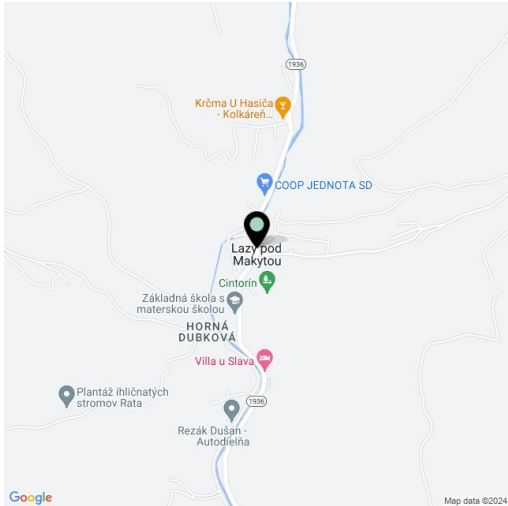


Mixed use

Lazy pod Makytou, Lazy pod Makytou

€ 799 000 | CZK 20 274 625

|                                        |        |
|----------------------------------------|--------|
| Terrace                                | 18 m²  |
| Balcony                                | 28 m²  |
| Cellar                                 | -      |
| Total gross floor area of the building | 367 m² |
| Garden                                 | 321 m² |
| Plot                                   | 513 m² |
| Parking                                | -      |
| PENB                                   | G      |
| Reference number                       | 104745 |



This three-story premium chalet directly on a slope in the Kohútka ski resort is an exceptional investment opportunity. The mountain house is situated on the Czech-Slovak border by Beskydy-Javorníky, 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 417 m².