



House Four-bedroom (5+kk)

€ 559 000 | CZK 14 084 005

310 m², Pezinok, Pezinok, Sama Chalupku





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Usable area	310 m²
Plot	380 m²
Floor area	274 m²
Balcony	11 m²
Terrace	25 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104979

This premium 4-bedroom villa with an open plan layout is located near the center of Pezinok, not far from Šimák Castle. Its residential comforts are enhanced by a terrace with a fully equipped summer kitchen, a view of the city, or a double-sided fireplace.

This generously apportioned house is divided into 3 floors. The semi-recessed ground floor with an area of 48 m² consists of a common room with access to the **garden**, a fully equipped **bar**, a **wardrobe**, a storage room, and a laundry room. On the first above-ground floor with an area of 128 m², there is an entrance hall, a living room with access to a **terrace with a summer kitchen**, a fully equipped kitchen with plenty of storage space, a dining room for 12 people, a bedroom with its own **balcony**, and a bathroom with a toilet. The second above-ground floor with an area of 98 m² has a master bedroom with its own bathroom with a **sunken bathtub**, toilet, and **walk-in wardrobe**, 2 bedrooms (each with its own walk-in wardrobe), a bathroom, as well as a study with **wonderful views** of the city.

Facilities include a gas boiler and radiators, **underfloor heating** in the bathrooms, two interior and one exterior **air-conditioning** units, an interior two-sided **biofireplace**, and a security **camera system**. The garden has an **irrigation system** and exterior lighting. The house is connected to all networks and utilities.

There is a **covered parking space** for one car near the house.

This original family house from 1975 was completely rebuilt and **modernized** in 2020. The benefits of the quiet and peaceful location include a **ban on further construction** and an **interesting financing option**.

The town of Pezinok, famous for its vineyards, provides complete civic amenities, nearby relaxation activities in the the **Little Carpathians**, including new bike routes, ski resorts, and cultural and historical monuments.

Usable area 310 m², land area 380 m².

