



## House Six-bedroom (7+kk)

370 m<sup>2</sup>, Banská Štiavnica, Banská Štiavnica

Ask for price





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Total area	370 m <sup>2</sup>
Plot	302 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Floor area	344 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	B
Reference number	105122

**Exclusive offer of a three-story family house for sale with a spacious attic apartment and commercial premises. This unique property is located in the heart of Banská Štiavnica, in a charming location surrounded by the rich history of this city and at the same time offering all the comforts of modern living.**

There are two commercial spaces on the first floor, both of which are currently **leased on a long-term basis**. The spacious **7-room apartment** with an area of **170 m<sup>2</sup>** is spread out over two attic floors.

The layout of the apartment starts with a spacious entrance hall and continues onto the living room with a **fireplace**. This floor also has a separate kitchen with a pantry, three bedrooms with access to a **terrace** or a **loggia**, a **wardrobe**, and a separate bathroom with a bathtub. Two additional separate bedrooms are located on the third floor.

The standard of the building includes a new **active breathable KJG roof** with ventilation, FAKRO plastic windows, Delta MAX foils, **wooden floors**, a **fireplace**, or heating with its own Viessmann gas boiler. The apartment can also be used for short-term rentals. **Parking** is possible in the **courtyard**.

The building is located in the picturesque center of Banská Štiavnica, a well-known historical city registered on the UNESCO list, with a convenient location and easy access to a wide range of civic amenities and excellent transport accessibility.



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