



## House Three-bedroom (4+kk)

€ 440 000 | CZK 11 013 200

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





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|                  |                    |
|------------------|--------------------|
| Usable area      | 253 m <sup>2</sup> |
| Foot print       | 114 m <sup>2</sup> |
| Floor area       | 206 m <sup>2</sup> |
| Terrace          | 37 m <sup>2</sup>  |
| Parking          | parking for 5 cars |
| Cellar           | 10 m <sup>2</sup>  |
| PENB             | A                  |
| Reference number | 105621             |

**New-build ecological family house with minimal energy consumption, a fireplace, and parking for five cars right on the property. In a quiet location surrounded by nature, located only 5 minutes by car from Banská Štiavnica, a city known for its rich culture and history.**

The layout of the ground floor consists of a hall with a toilet, a spacious living room with a **fireplace**, a glass wall with a **view** of the greenery and **Calvary**, a fully equipped kitchen with a pantry, a dining area, two other rooms, and a bathroom with a toilet. The living room has access to a generous **terrace**. On the second floor of the house, which is accessible via a spiral designer staircase, is a hallway, a large bathroom with a **corner bathtub**, and a spacious open attic. The cellar is entered from the terrace. There is a garden house and **parking for 5 cars** on the property.

Facilities include wooden doors, wooden triple-glazed windows, exterior **electric aluminum blinds**, large-area **wooden parquet floors**, **underfloor heating**, or a **fireplace** in the living room. Heating panels in the attic. Heating is provided by an electric boiler. The house, as well as the garden house, is connected to water and electricity connections, has a septic tank, is insulated, and completely fenced. It mostly faces southeast.

The house is situated in a newly built area in **Banská Štiavnica - Štefulev**, surrounded by nature and beautiful **views**. Food can be found within 500 m. Complete civic amenities are available in the city, 5 minutes away by car. Banská Štiavnica, a historical city registered on the **UNESCO** list, adds a unique atmosphere. The **Štiavnické Hills** as well as several beautiful lakes for swimming are close-by.

Floor area 206 m<sup>2</sup>, terrace 37 m<sup>2</sup>, garden house 24 m<sup>2</sup>