



## House Three-bedroom (4+kk)

€ 949 000 | CZK 23 838 880

287 m<sup>2</sup>, Trenčianske Teplice, Trenčianske Teplice, Červené kopanice





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|                  |                      |
|------------------|----------------------|
| Total area       | 287 m <sup>2</sup>   |
| Plot             | 3 000 m <sup>2</sup> |
| Foot print       | 186 m <sup>2</sup>   |
| Floor area       | 210 m <sup>2</sup>   |
| Terrace          | 77 m <sup>2</sup>    |
| Parking          | Yes                  |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | Not required         |
| Reference number | 105707               |

**This family residence in a rustic style with a fireplace, wine cellar, large garden, or terraces with fabulous views is situated in a quiet location surrounded by nature and at the same time close to the center of the spa town of Trenčianske Teplice.**

The family house extends over a total of 3 floors. On the first floor is an entrance hall with built-in storage space and a staircase, an open-concept living room, high ceilings (approx. 6 m) and a central **fireplace**, a fully equipped kitchen with a dining area, a bedroom with its own walk-in **wardrobe**, a bathroom, and a separate toilet. The ground floor has access to a spacious terrace and and to the garden. On the second floor are two bedrooms (the master bedroom has a walk-in wardrobe), a bathroom, and a separate toilet. In the basement there is a **garage** for two vehicles with an electric remote controlled gate, a **wine cellar**, and a laundry room with a utility room.

Facilities include **wooden Euro-windows** with exterior remote controlled **electric blinds**, **wooden parquet floors**, **air-conditioning**, a **fireplace**, **underfloor heating** controlled via a mobile application, a Vaillant gas boiler, or a **security and camera system**. The garden is illuminated with **art installations** and has an automatic irrigation system. The stylish design of the mansion is complemented by high-quality brick cladding.

The spa town of **Trenčianske Teplice** offers, in addition to spa procedured, various opportunities for cultural enjoyment. One of the most important architectural buildings is the **Železná žaba** swimming pool, carved into the **Grófovec** rocks. Nature lovers will be delighted by the surrounding forests, ideal for summer or winter hikes.

Floor area 210 m<sup>2</sup>, built-up area 186 m<sup>2</sup>, land 3,000 m<sup>2</sup>.

