



## House Three-bedroom (4+1)

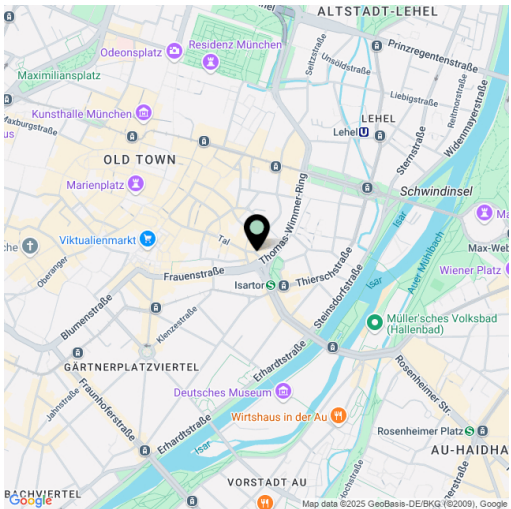
334 m<sup>2</sup>, Rosenheim, Bavaria

€ 4 520 850 | CZK 112 750 000





Plot	1 020 m²
Parking	2 Garage Spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	108377



The stylish interior of this modern two-story villa is accompanied by a carefully maintained garden with an illuminated saltwater pool with a counter-current system, creating a perfectly harmonious place to live. The house is located in an idyllically quiet location, on the edge of a forest above the town of Rosenheim.

The ground floor includes an entrance hall, a master bedroom with a dressing room and en-suite bathroom, a bathtub, a shower, and an infrared **sauna**, 2 further bedrooms or children's rooms with their own bathrooms, a utility room, and a **double garage**. On the upper floor is a spacious living area with a **fireplace** and an open plan kitchen. There is also an entrance to the **roof terrace**, an elegantly hidden back kitchen, a library, and a bathroom. The beautiful outdoor area with plenty of **greenery** is dominated by a saltwater pool with a countercurrent flow, LED lighting, a cover, and a heat pump, 2 pool houses, a relaxation area, a **fitness room**, and an outdoor bathroom.

The house combines first-class technologies, the highest quality materials, and a top-notch design. Windows are made of safety and insulated triple glazing with **exterior blinds**, the entrance door has a **fingerprint** access system via a mobile application. Interiors are decorated with wallpaper and finishings combining concrete, slate, and stone. Facilities include a designer kitchen with built-in premium appliances and a natural stone worktop, custom-made furniture, **Bombillas** lighting, high-quality sanitary ware, **underfloor heating**, a **security system**, a solar system, controlled ventilation, a Viessmann gas boiler, and a robotic lawnmower.

The city of **Rosenheim** provides complete civic amenities from schools, kindergartens, through excellent medical care, wide shopping opportunities, to a varied food scene. The nearby Alps and picturesque **Chiemgau** region offer many options for leisure activities. Excellent transport accessibility is ensured by the A8 highway towards Munich and Salzburg, with Munich being less than an hour away.

Total area 334 m², plot 1,020 m².