



## House Five-bedroom (6+1)

243 m², Munich, Bavaria

€ 1 394 462 | CZK 34 750 000





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Plot	382 m²
Parking	2 Garage Spaces
Garage	Yes
Cellar	-
PENB	A
Reference number	108389

This corner air-conditioned house is located in the quiet town of Vaterstetten on the eastern outskirts of Munich and boasts a clean and straightforward architecture complemented by stylish furnishings.

The interior of the three-story house includes a living room with an open plan kitchen and dining room, **5 bedrooms**, 2 bathrooms, a separate toilet, a fitness room with a **sauna** and a mirror wall, technical facilities, and a storage room. The house is surrounded by a landscaped **garden with a terrace**.

The minimalist interior is shaped by light gray **Pandomo** screed floors with underfloor heating, a **panoramic fireplace**, a timeless kitchen with **Gaggenau** appliances, white interior doors, large-format windows with insulating triple glazing and blinds, and sleek modern bathrooms. Its sustainable energy concept is supported by an air-to-water **heat pump** and photovoltaic panels located on the roof. The house, built in 2017, has its own remote-controlled entrance gate and a separate **double garage**.

The **Baldham** district has retained the character of a garden city with plenty of greenery and a carefully regulated development, especially suitable for families with children. The local infrastructure offers a wide range of services - kindergartens and primary schools, shops, sports and leisure centers, cinemas, and medical clinics. The S-Bahn station "Baldham" provides a convenient connection to the center of Munich. The nearby A99 and A8 highways allow for quick access to the beautiful **Chiemgau** nature area and to ski and hiking destinations in the **Alps**.

Total area 243 m², plot 382 m².

