



## House Five-bedroom (6+1)

403 m<sup>2</sup>, Šamorín

Sold





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Plot	1 081 m <sup>2</sup>
Foot print	309 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	38051

**The historic residence of Count Apponyi - a castle with a lookout tower from the beginning of the 17th century with preserved Renaissance elements, is situated only 20 minutes. from Bratislava. The building offers panoramic views from the lookout terrace overlooking the surrounding fields, or even the Austrian Alps. To jump from this unique property is the Golf Club Welten golf course with an 18-hole championship course with a length exceeding 6 km.**

The castle is suitable for year-round and seasonal living, as well as for corporate purposes.

The layout consists of two floors, a lookout tower and a basement. The ground floor has a living room with dining area and historic fireplace, kitchen, spacious room with preparation for a fireplace, kitchen, separate toilet and bathroom. The spacious room allows access to the garden. The floor of the house consists of four spacious rooms, each with preparation for the bathroom and two of the rooms have an exit to the terrace. The second floor offers a view from the terrace of the tower to a wide area. In the basement we find a paved room with an area of 12 m<sup>2</sup> suitable for a wine cellar.

The Renaissance building is built of burnt bricks, with stone window linings. The new wall of the house is lined with stone. The building is characterized by preserved cross vaults and a stone Renaissance pillar.

In recent years, the building has been renovated and restored, the entire roof structure has been replaced, including beams and rafters, new roof tiles and cladding, new thermal insulation has been added, new static elements have been built between floors, as well as new water and waste pipes. The whole building is insulated against ground moisture by horizontal insulation. The necessary condition for the usable condition of the building is the completion of the reconstruction, but the current condition gives the future owner the opportunity to complete his dream lock according to his ideas.

The entrance to the house is secured by two entrances, parking is possible directly in the yard.

The village is only 24 km away from Bratislava, which is a 20-minute drive along the new R7 expressway. Passenger transport is also provided by a bus line, with a stop at the house.

Shops, shopping centers, a hospital, a racetrack, a swimming pool, a football pitch, tennis courts and a shipyard are only 4 km from the house.

Near the village there is a dam on the river Danube, which offers a wide range of sports and water sports, as well as cycling, as the dam itself leads directly to the international cycle route Vienna-Bratislava-Budapest. In addition to the aforementioned golf resort, there is also a compa nearby, which can be used free of charge via a water reservoir to the protected Danube



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branches, with many birds and floodplain forest vegetation.  
Interior 403 m<sup>2</sup>, terraces 165 m<sup>2</sup>, land 1081 m<sup>2</sup>

Price EUR 379 900 exl. VAT