



## House Five-bedroom (6+kk)

€ 1 149 000 | CZK 28 960 545

670 m<sup>2</sup>, Nitra, Zobor





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|                  |                      |
|------------------|----------------------|
| Total area       | 670 m <sup>2</sup>   |
| Plot             | 2 998 m <sup>2</sup> |
| Foot print       | 270 m <sup>2</sup>   |
| Floor area       | 506 m <sup>2</sup>   |
| Balcony          | 44 m <sup>2</sup>    |
| Terrace          | 120 m <sup>2</sup>   |
| Parking          | garage for two cars  |
| Garage           | Yes                  |
| Cellar           | -                    |
| PENB             | G                    |
| Reference number | 40352                |

Located in a prominent and quiet part of Nitra, this spacious 6-room villa with panoramic views of the city and the castle is spread out over two floors. Elegantly set in the hilly terrain of Zobor Hill, the perfectly landscaped grounds around the house are complemented by a garden arranged in a symmetrical French style.

The ground floor consists of an entrance hall with a walk-in wardrobe, a kitchen with a pantry, a dining room, a spacious living room with a fireplace, a double garage with access to the house, and a guest room with an en-suite bathroom. The first floor consists of **4 bedrooms**, including a master bedroom with a separate walk-in dressing room with a transition to a bathroom with a **freestanding bathtub**, walk-in shower, toilet, and bidet. Parking is also possible on the plot.

Facilities consist of **granite** and wooden floors, oak stairs, double-pane windows filled with argon gas, underfloor heating, air-conditioning in each room, outdoor motorized shutters, granite kitchen countertops, a security system, heated pools. Each floor has its own boiler.

The house stands in a quiet and safe location on **Zobor Hill**, which rises above the city of Nitra and **Nitra Castle**. The historic city center can be reached within a 10-minute drive, and the nearest cafés and restaurants can be reached within a 3-minute drive. The location allows for active relaxation in the forest. Zobor Hill is home to the Zobor Forest nature reserve, and there are vineyards on its slopes.

Land 2,998 m<sup>2</sup>, interior 506 m<sup>2</sup>.