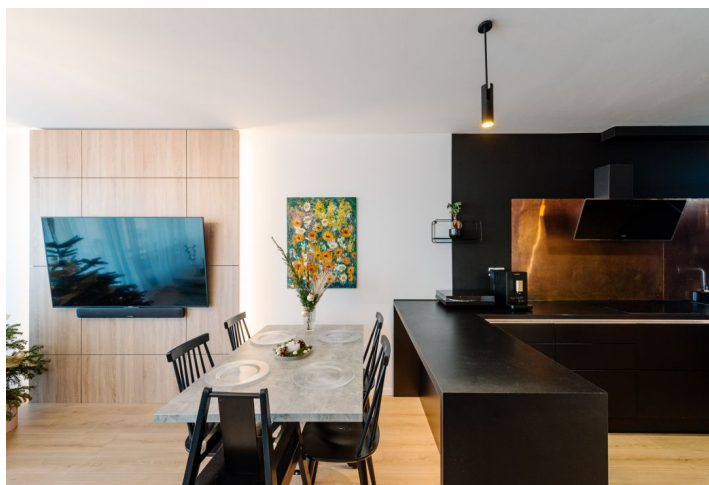




## Apartment Two-bedroom (3+1)

Sold

84 m<sup>2</sup>, Pezinok, Limbach





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**Sold**84 m<sup>2</sup>, Pezinok, Limbach

Total area	84 m <sup>2</sup>
Garden	41 m <sup>2</sup>
Parking	two parking spaces
Cellar	-
PENB	B
Reference number	41731

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

Furnished in a modern style, this air-conditioned two-bedroom apartment in family house with a front garden is part of the gated Little Carpathians complex, offering quiet living with far-reaching views of vineyards. The terraced houses in the wine-growing village of Limbach are only 20 min. by car from Bratislava.

The layout of the ground floor consists of an entrance hall with a closet with a laundry area, a separate toilet with a sink, a kitchen with a dining area, and a living room with access to a **garden** overlooking the vineyards, a view that never gets old. The second floor of the house consists of a bathroom with a shower and two separate bedrooms with French balconies. A stylish interrupted partition in the master bedroom separates the sleeping area from the open wardrobe and study corner.

The property has two reserved parking spaces in the gated complex.

Facilities include **underfloor heating**, **triple-glazed aluminum windows**, air-conditioning, fitted kitchen appliances including a dishwasher, its own gas heating provided by a Buderus boiler, a Hansgrohe thermostatic mixer tap, **Villeroy & Boch** sanitary ware, Sherlock security doors, and a fibre optic Internet connection. The apartment is prepared for the installation of exterior blinds.

The village of Limbach is in a unique location at the foot of the Little Carpathians, which provide a variety of opportunities for active relaxation in nature, including hiking and cycling. At the end of the street is a kindergarten, post office, or swimming pool with a swimming classes for children.

Interior 84 m<sup>2</sup>, garden 41 m<sup>2</sup>