



## House Six-bedroom (7+kk)

Ask for price

526 m<sup>2</sup>, Banská Štiavnica, Banská Štiavnica, Vilová





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Usable area	526 m <sup>2</sup>
Plot	1 150 m <sup>2</sup>
Garden	746 m <sup>2</sup>
Floor area	474 m <sup>2</sup>
Winter garden	12 m <sup>2</sup>
Parking	-
Garage	25 m <sup>2</sup>
Cellar	15 m <sup>2</sup>
PENB	G
Reference number	104845

**This period family villa, also suitable as a stylish family residence from 1910 with an outdoor pool and views of Calvary, is built on a large plot of land with a well-maintained garden in the sought-after location of Banská Štiavnica. The homestead has been extensively renovated and consists of several buildings.**

The layout of the main building consists of **4 floors** with a total area of 525 m<sup>2</sup> and one underground level. The main entrance leads to a vestibule with storage space, then onto a **spacious kitchen** separate from the living room with a **fireplace**. These 2 rooms can be connected. The ground floor also includes a guest room, a bathroom with a **corner bathtub** and toilet, one walk-through room to the **guest room**, a storage room, and a utility room with a **laundry area** and **sauna**. The remaining floors can be reached via a wooden staircase. On the second floor there are **4 bedrooms**, 1 of which is the master bedroom, and a **stylish bathroom**. In the attic is a large **billiard room**. You can access the residence from the **double garage** directly. Part of the mature **garden**, which is in the form of a park, are paved areas (terraces) and paths.

The family house has been **extensively renovated** several times. **Windows have been replaced** with wooden ones, the **wooden parquet floors** were refurbished, tiles and sanitary ware in the bathrooms were renovated, as was the **fireplace**, and new stoves were installed. Facilities also include underfloor heating and a gas boiler. The garden has a year-round heated **outdoor pool**, a **garden house**, and a **gazebo**, and is maintained by a **gardener**.

The original foundations of the villa have been preserved. The perimeter walls were **reconstructed** and other structural elements were **rebuilt**.

The villa is located in a quiet location only a **5-minute walk** to the attractive center of **Banská Štiavnica**. The Central Slovak valley under the Štiavnické Hills and the proximity of the **historic center** registered on the **UNESCO** heritage list adds a unique atmosphere.

