



## House Two-bedroom (3+kk)

Sold

120 m<sup>2</sup>, Banská Štiavnica, Banská Štiavnica





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Plot	2 028 m <sup>2</sup>
Foot print	55 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	B
Reference number	104908

**Newly built brick cottage by a lake with a generous plot, wine cellar, and sauna in a recreation area of Banská Štiavnica. This fully furnished and officially approved cottage is suitable for immediate use.**

The layout of the cottage consists of an entrance area with a corner sofa and beautiful **views** of the surrounding forests, a living room with a functional **fireplace** and dining area, and a fully equipped kitchen. Hand-made **oak stairs** lead to the second floor, where there is a master bedroom with a preparation for another bathroom and a spacious children's room, or another bedroom. The well-lit bathroom with a toilet is located on the lower floor in the partially sunken basement and is ventilated through its own window. Next to the bathroom is an **infrared sauna** for two people. This floor also has a **wine cellar** with brick shelves and storage space.

Facilities include **floor heating** in the lower part and electrical heaters which can be **controlled remotely**, a functional fireplace, or a security **camera system**. The kitchen is equipped with an electric oven, an induction hob, a refrigerator, and a microwave oven.

The sloping plot offers incredible views of the surrounding nature and absolute privacy. At the top of the property is a hammock area for relaxation, a children's tree house, and a paved platform for dining. On the same level of the house is a carport for two larger cars and a lockable storage area. In the lower part of the plot is a garden with an area of 365 m<sup>2</sup>. The cottage was approved in 2023 and is ready for immediate use. Water and electricity is directly on the property, and sewerage is handled by a septic tank.

**Počúvadlianske Lake**, located near the cottage, is one of the most visited sites in the area. It covers an area of 12 hectares and is a popular summer and winter recreation center for cottagers, tourists, children's camps, and a place for cultural events. The Central Slovak valley below **Štiavnické Hills** and the proximity of the historical center on **UNESCO's** heritage list hosts rich cultural experiences.

Total land area 2,028 m<sup>2</sup>, cottage area 120 m<sup>2</sup>, built-up area 55 m<sup>2</sup>.

