



House Six-bedroom (7+kk)

€ 499 000 | CZK 12 602 245

370 m², Banská Štiavnica, Banská Štiavnica





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Usable area	370 m ²
Plot	302 m ²
Foot print	120 m ²
Floor area	344 m ²
Balcony	18 m ²
Loggia	8 m ²
Parking	Yes
Cellar	-
Service price	165 EUR monthly
PENB	B
Reference number	105122

Exclusive offer of a three-story family house for sale with a spacious attic apartment and commercial premises. This unique property is located in the heart of Banská Štiavnica, in a charming location surrounded by the rich history of this city and at the same time offering all the comforts of modern living.

There are two commercial spaces on the first floor, both of which are currently **leased on a long-term basis**. The spacious **7-room apartment** with an area of **170 m²** is spread out over two attic floors.

The layout of the apartment starts with a spacious entrance hall and continues onto the living room with a **fireplace**. This floor also has a separate kitchen with a pantry, three bedrooms with access to a **terrace** or a **loggia**, a **wardrobe**, and a separate bathroom with a bathtub. Two additional separate bedrooms are located on the third floor.

The standard of the building includes a new **active breathable KJG roof** with ventilation, FAKRO plastic windows, Delta MAX foils, **wooden floors**, a **fireplace**, or heating with its own Viessmann gas boiler. The apartment can also be used for short-term rentals. **Parking** is possible in the **courtyard**.

The building is located in the picturesque center of Banská Štiavnica, a well-known historical city registered on the UNESCO list, with a convenient location and easy access to a wide range of civic amenities and excellent transport accessibility.



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