



House Three-bedroom (4+kk)

€ 497 000 | CZK 12 509 490

221 m², Častá, Pezinok





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Total area	221 m ²
Plot	886 m ²
Garden	711 m ²
Floor area	149 m ²
Terrace	31 m ²
Parking	Yes
Garage	42 m ²
Cellar	-
PENB	A
Reference number	107813

This energy-efficient family house is situated at the foot of the Little Carpathians close to nature, just 500 m from the forest. The house with terraces can be finished according to your own ideas. The location is part of the wine-growing area in the Pezinok district.

The entrance hall with a cloakroom leads to the double garage and a separate toilet. The day part of the house is an open space consisting of a living room and kitchen with a dining area and a hidden pantry. The living room has access to the **terrace** and the ground floor bedroom with an en-suite bathroom. The upper floor consists of 2 bedrooms, a separate bathroom, and a toilet. Upstairs, there is space for a library or study with access to the **terrace**. The house have been approved, but the land has no fence or landscaping.

The building is equipped with a heat pump, **underfloor heating**, a preparation for **ceiling cooling**, and plastic windows with triple glazing. The gross height of the ceilings on the ground floor including the garage is 2,800 mm and on the first floor 2,900 mm. A preparation for **exterior blinds** includes an electric power supply. For easy implementation of recuperation or electrical changes, accesses are left in the concrete beams. Full implementation documentation is available. The house is connected to water, electricity, gas, and sewerage.

This village of Častá in the district of Pezinok lies at the **eastern foot of the Little Carpathians** and the **Trnava Hills**. It is part of a wine-growing area and its surroundings boast a **pristine natural environment**, with the **Červený Kameň Castle** nearby. Pezinok with complete civic amenities is 15 km from the village.

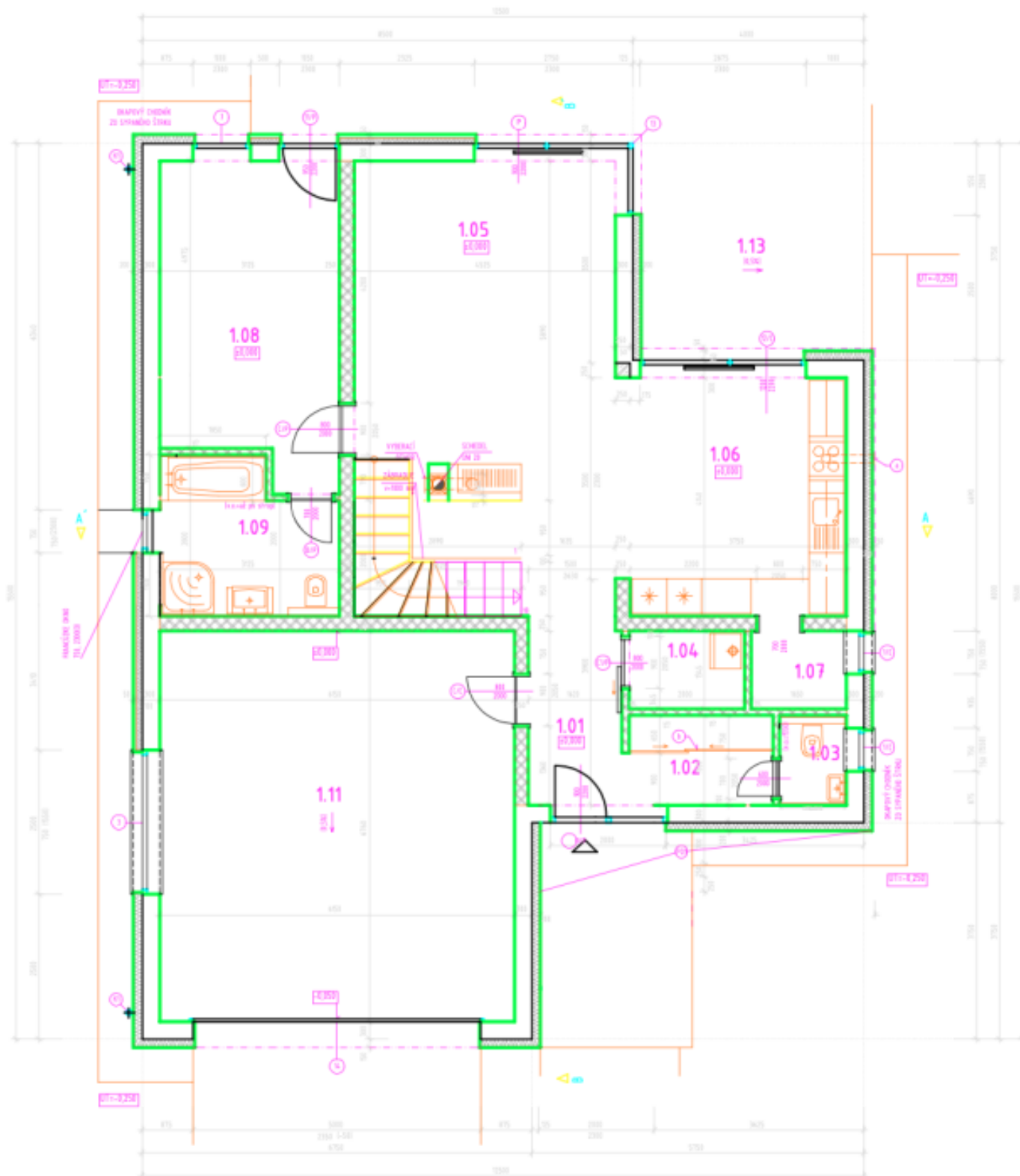
Interior 149 m², terraces 30.9 m², garden 711 m², garage 41.5 m².



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LEGENDA MIESTNOSTÍ

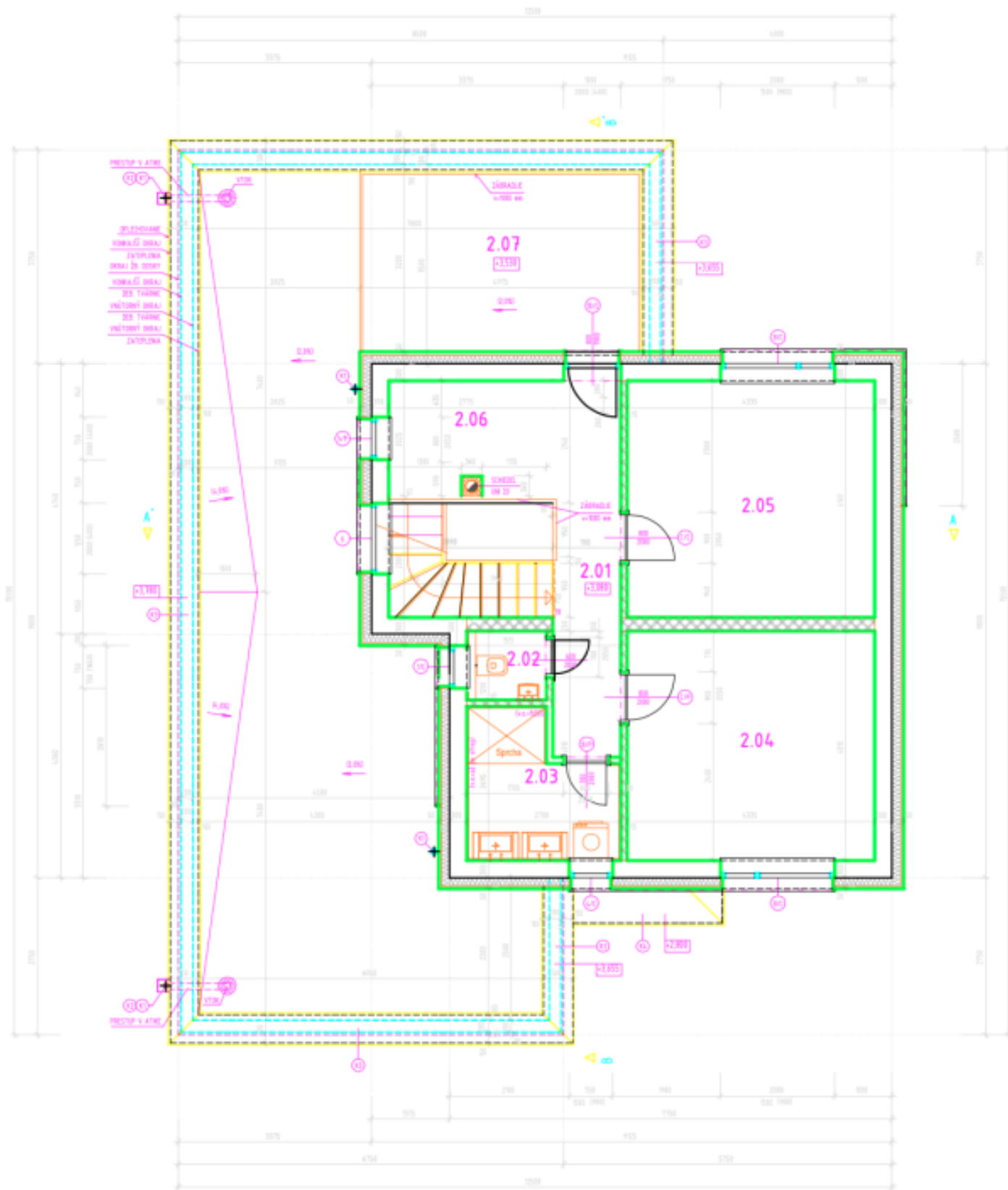
Č.M.	NÁZOV MIESTNOSTI	PODLAHY	OZN.	PL. [m ²]
1.01	ZÁDVERIE	keramická dlažba	P1	4,90
1.02	ŠATNÍK	keramická dlažba	P1	3,20
1.03	WC	keramická dlažba	P1	2,55
1.04	SKLAD	keramická dlažba	P1	2,70
1.05	OBÝVACIA IZBA	laminátové parkety	P2	29,80
1.06	KUCHYŇA + JEDÁLEŇ	keramická dlažba	P1	16,45
1.07	KOMORA	keramická dlažba	P1	2,20
1.08	SPÁLŇA	laminátové parkety	P2	17,95
1.09	KÚPEĽŇA	keramická dlažba	P3	6,25
1.10	SCHODISKO	drevený obklad	P4	5,80
1.11	GARÁŽ	bezprašný cementový poter	P5	41,55
1.12	ZÁVETRIE	betónová terasová dlažba		11,50
1.13	TERASA	betónová terasová dlažba		15,00
	CELKOVÁ PLOCHA			159,85



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Č.M.	NÁZOV MIESTNOSTI	PODLAHY	OZN.	PL. [m ²]
2.01	CHODBA	laminátové parkety	P6	7,05
2.02	PRÁČOVŇA	keramická dlažba	P7	2,35
2.03	KÚPEĽŇA	keramická dlažba	P8	6,30
2.04	IZBA	laminátové parkety	P6	17,40
2.05	IZBA	laminátové parkety	P6	18,00
2.06	ŠATNÍK	laminátové parkety	P6	5,50
2.07	TERASA	teras. doska - woodlook	P9	15,90
	CELKOVÁ PLOCHA			72,50