



# Historic property Five-bedroom (6+1)

Sold

Šamorín





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Total area	403 m <sup>2</sup>
Foot print	309 m <sup>2</sup>
Plot	1 081 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	37781

This partially renovated, historic 17th-century mansion, which once belonged to the important nobleman Apponyi, has retained its original architectural features, including a lookout tower offering panoramic views of the surrounding countryside. The building is strategically located near the Austrian and Hungarian borders and only 20 minutes from Bratislava. The Club Welten golf club is only a short drive away. The chateau is suitable for year-round and seasonal living, as well as for corporate purposes.

The layout consists of two floors, a lookout tower, and a basement. On the ground floor is a living room with a dining area and a **historic fireplace**, a kitchen, a spacious room with a preparation for a fireplace and access to the garden, a separate toilet, and a bathroom. The first floor of the manor consists of four spacious rooms, each with a preparation for a bathroom and two with access to the terrace. The second floor offers far-reaching views from the **terrace** of the tower. In the basement is a 12 sq. m. room suitable as a **wine cellar**. Access to the property is secured by two entrances; parking is possible outside on the plot.

The chateau is built of burnt bricks, with stone window linings. The new wall is lined with stone. Some of its most beautiful features are preserved vaulted ceilings and a Renaissance stone column.

In recent years, the manor has been **renovated and restored**. The entire roof was replaced, including beams and rafters, roof tiles and cladding. Thermal insulation was added, new static elements were built between the floors, as well as new plumbing and sewage pipes. The whole building is insulated against moisture. The current state allows future owners the opportunity create the **castle of their dreams**.

The chateau is situated in a quiet village **only 24 km away from Bratislava**, which is a 20-minute drive along the new R7 highway. Complete civic amenities, including shops, hospitals, and tennis courts are only a few kilometers away. Nearby is a dam on the Danube River—an area ideal for water sports and **cycling** along the **international Vienna-Bratislava-Budapest bike path**. In addition to the previously mentioned golf resort, there is also a barge that will take you across the reservoir to the protected arms of the Danube with many birds and floodplain forest vegetation.

Interior 403 m<sup>2</sup>, terraces 165 m<sup>2</sup>, land 1,081 m<sup>2</sup>

Price EUR 379 900 exl. VAT