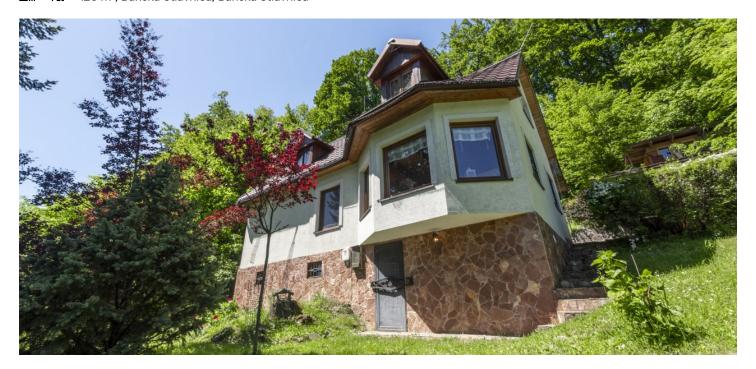
## House Two-bedroom (3+kk)

Sold

120 m², Banská Štiavnica, Banská Štiavnica











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com

**Prague** +420 257 328 281

+420 257 328 281 +420 724 551 238

**Brno** +420 543 250 711 +420 724 551 238 Bratislava +421 948 939 938 **PDF created** 22. 04. 2025, 15:37





## House Two-bedroom (3+kk)

Sold

120 m², Banská Štiavnica, Banská Štiavnica

Plot	2 028 m²
Foot print	55 m²
Parking	Yes
Cellar	_
PENB	В
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. Handmade 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 m². The cottage was approved in 2023 and is ready for immediate use. Water and electricity is directly on the property, and seweraage 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 m², cottage area 120 m², built-up area 55 m².