



House Four-bedroom (5+kk)

€ 305 000 | CZK 7 423 700

115 m², Žiar nad Hronom, Lutila





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Plot	1 142 m ²
Garden	418 m ²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	111343

A spacious house in the peaceful village of Lutila near Žiar nad Hronom. The property sits on a large 1,142 m² plot and combines a pleasant rural character with modern comfort. The interior features natural materials such as stone and wood. The plot also includes a second house, partially renovated and previously used as a workshop.

You enter the house through a generous entrance hall with a dining area featuring large windows overlooking the garden. From here, the space flows seamlessly into the living area connected to the kitchen, equipped with Whirlpool appliances and a central Finnish-type accumulation stove with an integrated bread and pizza oven, providing efficient heating for the entire house.

The house has a separate night zone consisting of two bedrooms and a third room that can serve as an additional bedroom or a study. The interior also includes two toilets and a separate bathroom with a shower.

The house is built from rhyolite stone. It features pine Euro-windows with double glazing, and a Protherm electric boiler connected to underfloor heating throughout the house. A 200-liter Austria Therm boiler is pre-fitted for solar connection, and the property is equipped with optical internet. A private 25-meter drilled well with a return system is available, though the house is currently connected to the municipal water supply. Before its full renovation, the house served as a granary, and the original exposed oak beams have been preserved. The floors are made of 2-cm thick fired clay tiles from the Ipel' brickworks, while the staircase and upper floor are crafted from solid pear wood.

The plot also includes a second house, partially renovated and used until now as a workshop. The total built-up area (347 m²) consists of two buildings: the renovated house (formerly a granary) with a floor area of 115 m², and a 186 m² utility building, partly reconstructed and currently used as an art studio.

The picturesque village of Lutila offers excellent accessibility: Žiar nad Hronom is only 5 km away, Kremnica 20 km, and Banská Štiavnica 35 km. It is an ideal location for those seeking peaceful living with good amenities and quick access to both the city and nature.

Interior: 115 m² garden: 418 m² plot: 1,142 m²



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