



## House Five-bedroom (6+kk)

€ 929 000 | CZK 22 570 055

538 m², Brezno, Bystrá





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|                  |        |
|------------------|--------|
| Total area       | 538 m² |
| Plot             | 979 m² |
| Floor area       | 375 m² |
| Terrace          | 114 m² |
| Parking          | Garage |
| Cellar           | -      |
| PENB             | A      |
| Reference number | 111727 |

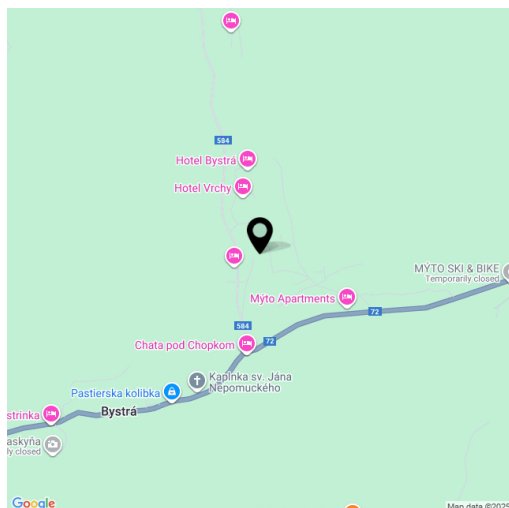
Family house situated on a spacious plot in the peaceful natural surroundings of the village of Bystrá, in the heart of the Low Tatras, offering above-standard living with an emphasis on privacy. The property features a thoughtfully designed layout with a clear separation between the day and night areas, a terrace with a hot tub, and a separate standalone building with its own facilities. The exceptional character of the property is further enhanced by the garden's direct connection to the Bystrianska Stream in the foothills of Chopok.

The layout of the house is divided into **three floors** with a clear functional logic. The ground floor forms an open-plan living area with a living room connected to the kitchen and dining area, a **fireplace**, and direct access to the **terrace**. This level also includes a bedroom, a study, a bathroom, and a separate toilet. The **attic** is designed as a night zone with two separate rooms and a bathroom with a toilet, while the basement offers additional flexible space according to the owner's needs.

The technical facilities of the house meet modern requirements for energy efficiency and comfort. The property is connected to electricity and water and has its own wastewater treatment plant; heating is provided by an air-to-water heat pump. The house includes a **double garage**, a terrace with a **hot tub**, and a **separate log cabin** with complete facilities, including a kitchen, bathroom, fireplace, and a sleeping area on the upper floor, suitable for use as a guest house.

The village of Bystrá, in the Brezno district, is known as the **heart of the Low Tatras**, as it's a key tourism center on the southern side of Chopok. The Bystrianska Valley is part of the **Low Tatras National Park**, with several **ski resorts** nearby, such as SKI Tále and Jasná. Full civic amenities are available in Brezno, approximately 10–12 km from Bystrá.

Interior area: 375 m², terrace: 114 m²

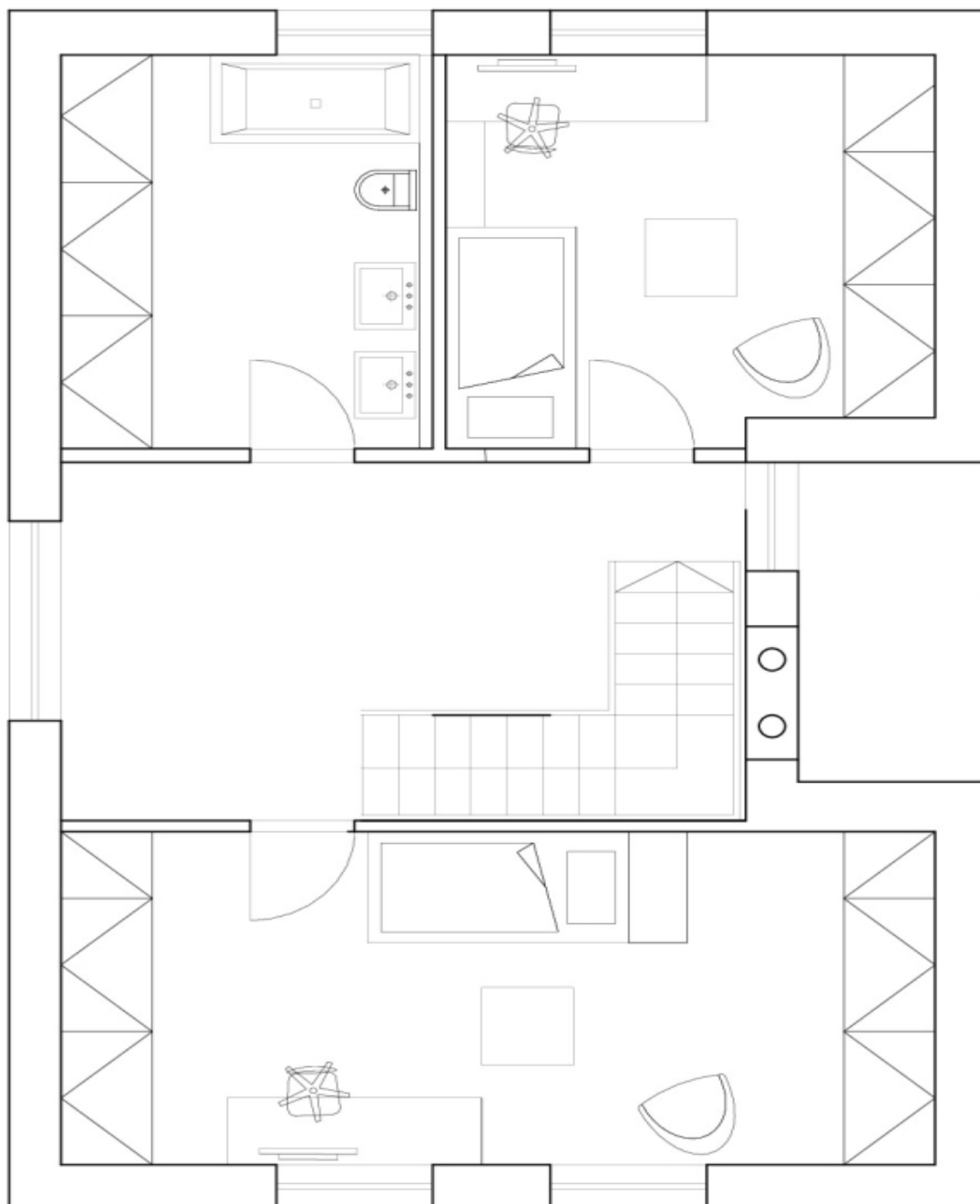




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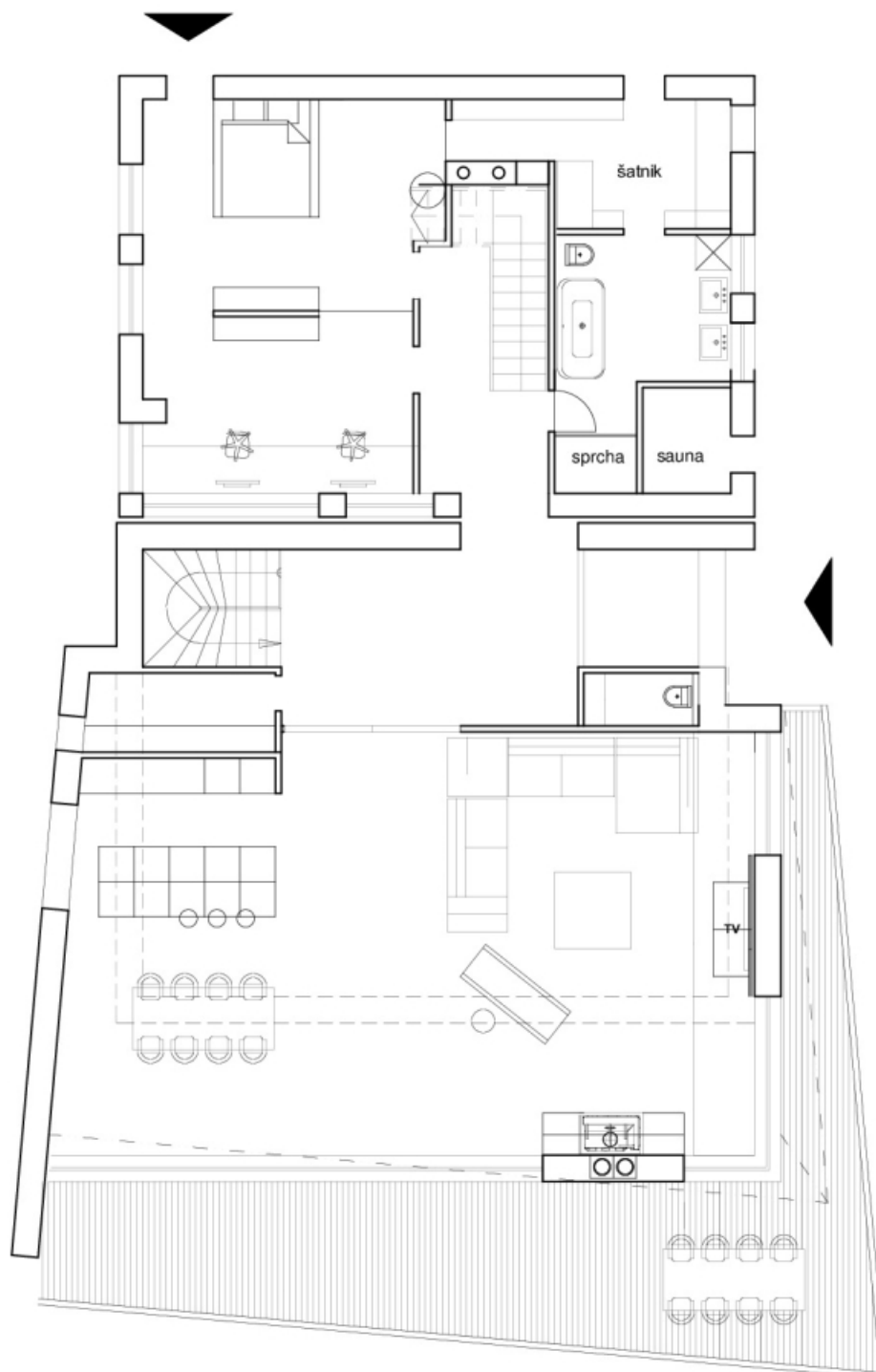




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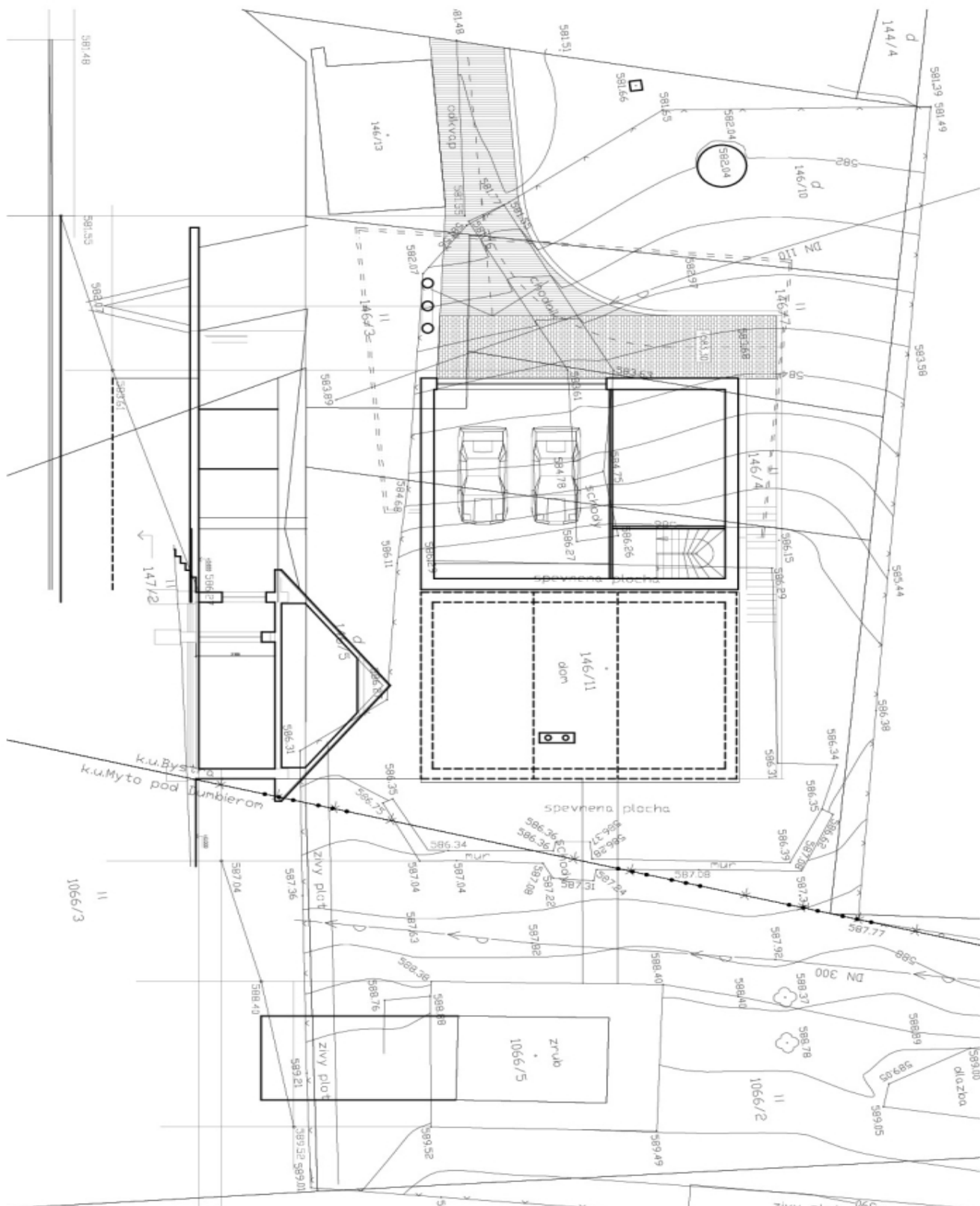




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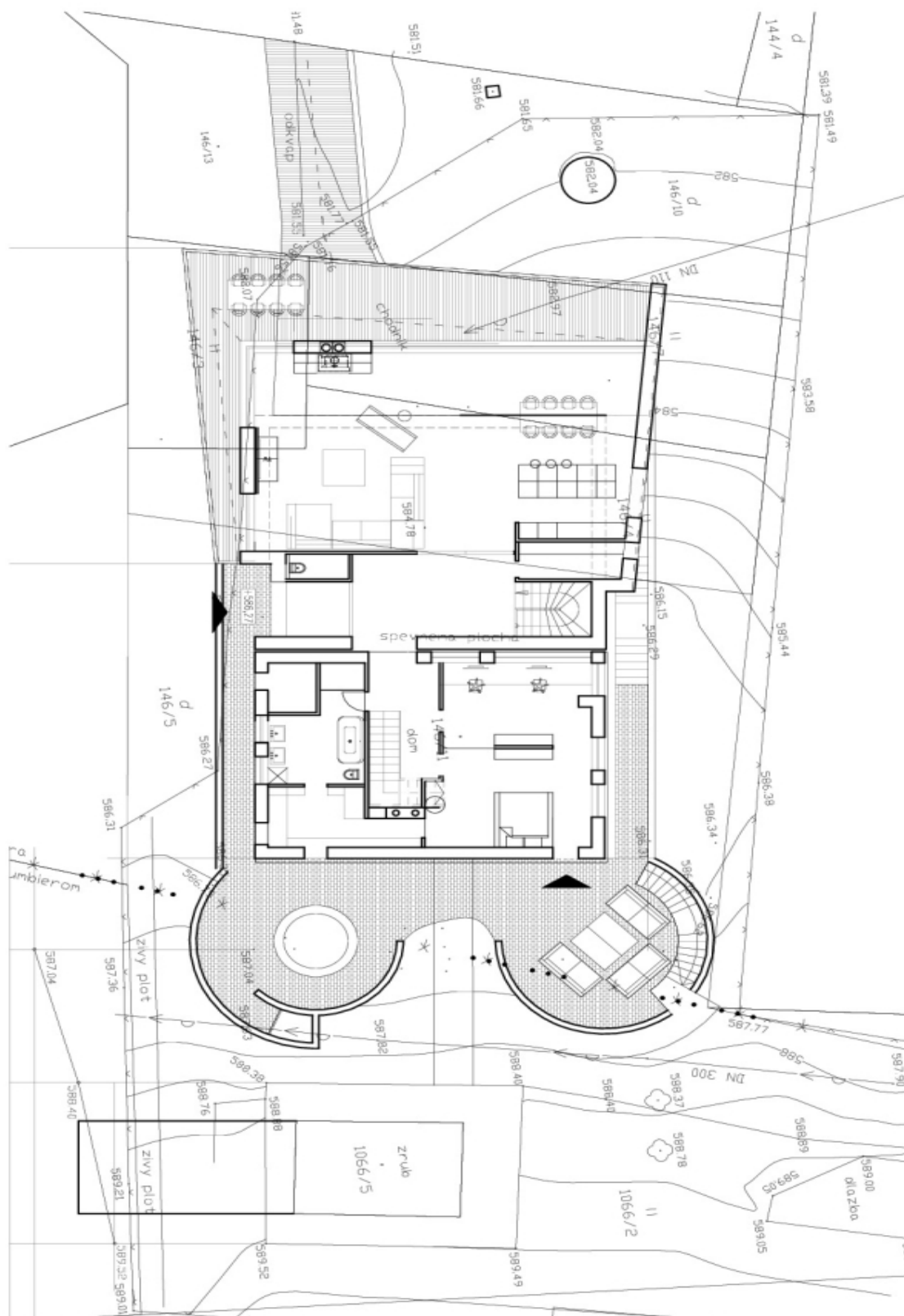
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