



## Land

1835 m<sup>2</sup>, Pezinok, Limbach

€ 299 000 | CZK 7 277 660







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1 835 m², Pezinok, Limbach

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Price per sq. m.	€ 163
Total area	1 835 m²
Land type	Housing
Reference number	41940

This slightly sloping, sunny land with an area of 18 ares is located in the popular wine-growing village of Limbach, only 20 minutes by car from Bratislava. An investment plan has been drawn up for the construction of a modern 5-bedroom house with a usable floor area of 364 sq. m. with a fitness room, swimming pool, and triple garage.

The land is located in the recreational area of Limbach in the direct vicinity of a forest lake. An older cottage currently stands on the property, which is connected to **electricity**. **Water** is from a well and there is a septic tank. The access road is asphalt, the last 500 m of which turns into a forest road and a road made of concrete panels. The land is an ideal choice for people looking for a **weekend getaway** from the hustle and bustle of the big city.

Thanks to its unique location at the foot of the Little Carpathians, Limbach provides residents with many opportunities for active relaxation, including hiking and cycling opportunities. Limbach is home to a kindergarten, grocery store, post office, swimming pool with swimming lessons for children, and a number of excellent local wine bars.

Land 1,835 sq. m.

