



## House Seven-bedroom (8+kk)

Ask for price

863 m², Považská Bystrica, Považská Bystrica





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Total area	863 m²
Plot	2 621 m²
Foot print	411 m²
Floor area	682 m²
Balcony	30 m²
Terrace	57 m²
Winter garden	30 m²
Parking	Yes
Garage	65 m²
Cellar	Yes
PENB	G
Reference number	105504

The generous 8 room alpine style villa with panoramic views of the Vážska Cascade and the surrounding forests features a swimming pool, jacuzzi, home cinema and other premium quality amenities. Prominent location in the Považie region provides absolute privacy and good accessibility to adjacent towns.

The villa is spread over three floors and is elegantly set in a hilly terrain. The entrance has a spacious hall with storage, a laundry room, and a guest toilet. On the first floor, there is a spacious living room with a **double-sided fireplace**, a kitchen with a dining area and pantry, a generous bedroom with a bathroom with a solitary bath or shower, and a study. The front of the house is flanked by a covered terrace on which there is a **jacuzzi**. On the second floor, there is a lounge, two bedrooms with walk-in wardrobes, a bathroom with bath, shower, and toilet, another bedroom, and a separate bathroom with shower and toilet. Each of the bedrooms has a private balcony. From the first floor, there is access to the storage space in the attic. On the first underground floor is a games room with a **pool table** and home cinema, two further rooms, a wine room with a bar, a gym with a **sauna**, a bathroom, and a utility room. A staircase leads to the **indoor swimming pool** measuring 3.50 m x 7.50 m. On the plot, there is a garden shed with a summer kitchen.

The standard includes wooden windows, quality ceramic and wooden floors, original Brazilian wood on the second floor, underfloor heating, marble kitchen countertop, custom-made furniture, double-sided fireplace, heated indoor swimming pool, heat pump, Viessman boiler, or security system. There is a well and a septic tank on the property. A 100 m private access road leads to the house.

The house with land is situated above the village of Orlová in Považská Bystrica. The location is desirable thanks to the manor house with a restaurant, which is only 1 minute away by car. Distance to the center of Považská Bystrica is 8 minutes, to Žilina about 30 minutes. The location offers absolute privacy, but at the same time, full amenities within a few minutes by car. The surroundings allow active relaxation in nature, a pleasant gastronomic experience at the nearby shepherd's hut, or a visit to the adjacent ski resorts in winter.

Usable area 834 m², built-up area 411 m², land plot 2 621 m².