



## House Three-bedroom (4+kk)

253 m², Banská Štiavnica, Partizánska

€ 440 000 | CZK 10 775 600





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Total area	253 m²
Plot	800 m²
Foot print	114 m²
Floor area	206 m²
Terrace	37 m²
Parking	parking for 5 cars
Cellar	10 m²
PENB	A
Reference number	105621

New-build ecological family house with minimal energy consumption, a fireplace, and parking for five cars right on the property. In a quiet location surrounded by nature, located only 5 minutes by car from Banská Štiavnica, a city known for its rich culture and history.

The layout of the ground floor consists of a hall with a toilet, a spacious living room with a **fireplace**, a glass wall with a **view** of the greenery and **Calvary**, a fully equipped kitchen with a pantry, a dining area, two other rooms, and a bathroom with a toilet. The living room has access to a generous **terrace**. On the second floor of the house, which is accessible via a spiral designer staircase, is a hallway, a large bathroom with a **corner bathtub**, and a spacious open attic. The cellar is entered from the terrace. There is a garden house and **parking for 5 cars** on the property.

Facilities include wooden doors, wooden triple-glazed windows, exterior **electric aluminum blinds**, large-area **wooden parquet floors**, **underfloor heating**, or a **fireplace** in the living room. Heating panels in the attic. Heating is provided by an electric boiler. The house, as well as the garden house, is connected to water and electricity connections, has a septic tank, is insulated, and completely fenced. It mostly faces southeast.

The house is situated in a newly built area in **Banská Štiavnica - Štefúlov**, surrounded by nature and beautiful **views**. Food can be found within 500 m. Complete civic amenities are available in the city, 5 minutes away by car. Banská Štiavnica, a historical city registered on the **UNESCO** list, adds a unique atmosphere. The **Štiavnické Hills** as well as several beautiful lakes for swimming are close-by.

Floor area 206 m², terrace 37 m², garden house 24 m²

