



## House Nine-bedroom (10+kk)

Ask for price

700 m², Poprad, Nová Lesná, Janka Počúvaja







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Plot	1 303 m²
Foot print	257 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	108667

This spacious family house with 5 bedrooms and a wellness area, which offers maximum comfort for private living in the Tatras, is located in the picturesque Tatra village of Nová Lesná. Thanks to its generous layout, it can be converted into an intimate guest house. Its exceptional location, direct views of the Tatra peaks, quality architecture, and access to nature make this property a unique offer in the region.

The house is divided into several functional zones. The ground floor consists of an entrance hall with storage space, and a spacious living room with a **fireplace** and dining area connected to a fully equipped kitchen. There is also a study with a **tiled stove**, a bathroom, a separate toilet, and a summer **garden** with access to the exterior. Upstairs, there are **five separate bedrooms** and two bathrooms, with one of the bedrooms above the garage having a pre-conversion to a separate kitchenette. The **attic** serves as a storage space. The basement offers a lounge with a kitchen, a utility room, a **wellness area** with a **sauna**, and another bathroom.

The property includes a meticulously maintained plot with a terrace, a wooden gazebo, a barbecue, a **pond**, a wooden storage area, and a **garden house**. Parking is available in the spacious double garage and on the paved areas of the property. The facilities reflect the home's high standards and allow for comfortable year-round living or immediate start of accommodation services.

The village of Nová Lesná is one of the most desirable places in the Podtatran Region. It has complete civic amenities, excellent transport links (Tatra railway, bus connections, highway), and thanks to its location offers quick access to Poprad, Kežmarok, or tourist centers such as **Tatranská Lomnica**, Bachledova dolina, or Starý Smokovec. It combines the tranquility of the countryside with the advantages of modern living and continuous contact with nature.

