



## House Six-bedroom (7+kk)

241 m<sup>2</sup>, Spišská Stará Ves, Spišská Stará Ves

€ 390 000 | CZK 9 636 900







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|                  |                      |
|------------------|----------------------|
| Plot             | 2 500 m <sup>2</sup> |
| Foot print       | 241 m <sup>2</sup>   |
| Parking          | Yes                  |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 102826               |

**We exclusively offer for sale this traditional mountain home known as Homestead Pieniny. On its large landscaped grounds sits a spacious family house with spectacular views of a forest and an outbuilding. The homestead is situated in a beautiful green and absolutely quiet location a stone's throw from Pieniny National Park and is also suitable as a bed and breakfast.**

The large country-style house has a ground floor with an entrance hall, a large fully equipped kitchen with a pantry, a living room with a ceramic stove, and a large lounge with a fireplace and amazing views. On the opposite side of the kitchen are two toilets, a cloakroom, and a utility room. From the living room, a beautiful wooden staircase leads to the 1st floor, which consists of 5 spacious bedrooms with en-suite bathrooms (shower, sink, and toilet). Next to the house is an outdoor toolshed. The estate has its own driveway with parking below the house.

The house is a new construction using high-quality materials. The windows, doors, and floors are made of high-quality wood. Heat is provided by a Viessmann gas boiler and a fireplace with a vent to the upper floor, the lower floor outside the rooms has underfloor heating. The hot water is circulated. The whole house has a LAN network. The entire homestead is surrounded by a large fenced property with trees, an outbuilding, and a small playground.

This very quiet place in the heart of nature is ideally located on the outskirts of a town enveloped by woods. The homestead offers the opportunity to relax in the beautiful nature of the Pieniny Mountains. Nearby is a bus stop, and by car you can reach Pieniny National Park, as well as the High Tatras, in a few minutes. The town is full of amenities and the nearest larger town is Kežmarok or Stará Lubovňa. The surrounding area is varied and interesting—you can visit the nearby spa or cultural monuments (castle, chateau, or museum). There is also a number of excellent restaurants and cafés where you can enjoy traditional Slovak cuisine. Spišská Stará Ves lies on the border with Poland.

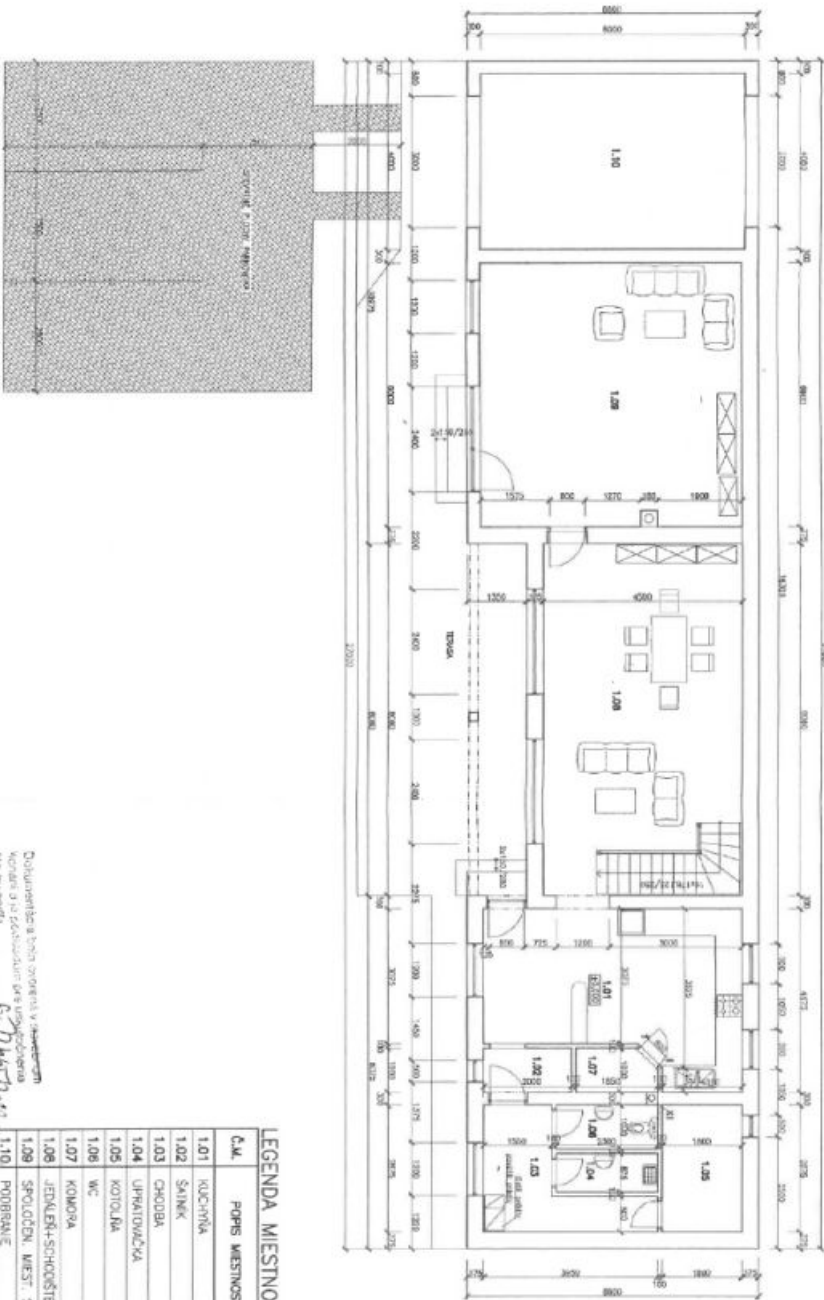
The usable area of house 241 m<sup>2</sup> (built-up area 184 m<sup>2</sup>), outbuilding 42 m<sup>2</sup>, garden gazebo 14 m<sup>2</sup>, land total 2,500 m<sup>2</sup>. Without further remodeling, the homestead offers up to 10 beds.



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Podpis a pečiatka autorizovanej osoby  
29.7.2019

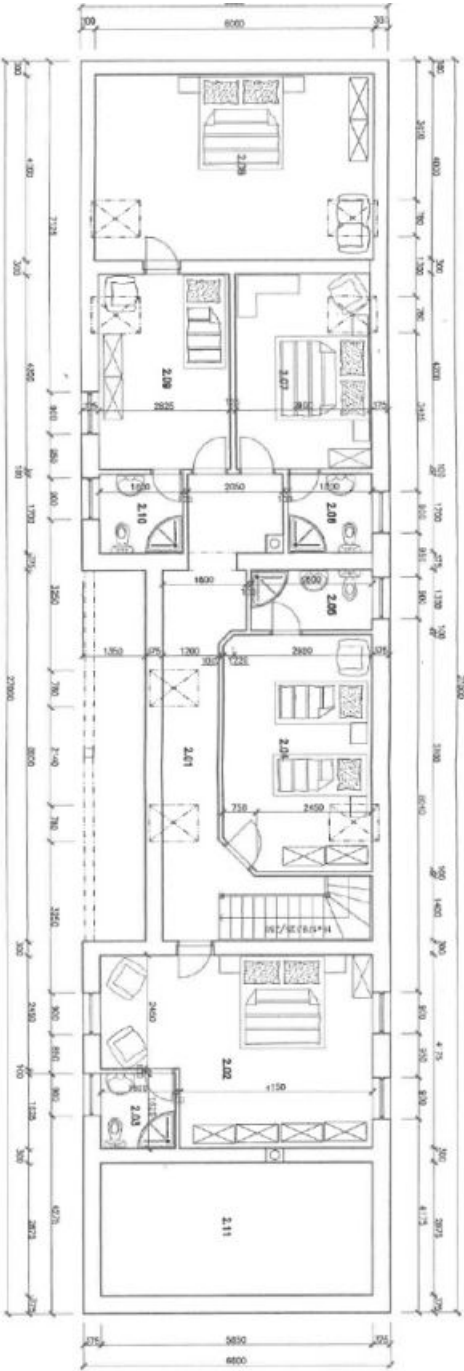
| LEGENDA MIESTNOSTI |                         |              |                                       |
|--------------------|-------------------------|--------------|---------------------------------------|
| Č. M.              | POPIS MIESTNOSTI        | PLOCHA<br>m² | OPIS MATERIÁLU                        |
|                    |                         |              | STENY                                 |
| 1.01               | KUCHYŇKA                | 20.12        | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.02               | ŠALINK                  | 2.00         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.03               | CHODBA                  | 6.40         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.04               | PRÍRODNÝ KAMEN          | 2.00         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.05               | KOTLOVNÁ                | 5.20         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.06               | WC                      | 2.30         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.07               | KOMORA                  | 1.70         | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.08               | JEDLEŇ-SPOČÍVOŠTE       | 36.00        | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.09               | SPOLČEN. MEST. S KUCHOU | 36.00        | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |
| 1.10               | PODPRÁVIE               | 24.00        | KERAMICKÁ DLAŽBA SI<br>PRÍRODNÝ KAMEN |



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Handwritten notes and signatures, including a date '20.07.2024' and a signature 'M. O. V. 2024'.

X1 VETRAČIE POTRUBIE VYVEDENÉ NAD STREŠNÝ PLOŠT

| LEGENDA MIESTNOSTI |                   |           |
|--------------------|-------------------|-----------|
| Č.M.               | POPIS MIESTNOSTI  | FLACHA m² |
| 2.01               | CHODBA+SCHODISTE  | 15.40     |
| 2.02               | IŽBA              | 21.50     |
| 2.03               | KOPELNA/MC        | 2.60      |
| 2.04               | IŽBA              | 15.00     |
| 2.05               | KOPELNA/MC        | 3.40      |
| 2.06               | KOPELNA/MC        | 3.10      |
| 2.07               | IŽBA              | 12.20     |
| 2.08               | IŽBA              | 24.00     |
| 2.09               | IŽBA              | 11.90     |
| 2.10               | KOPELNA/MC        | 3.10      |
| 2.11               | POVALOVÝ PRIESTOR | 16.80     |