

# Family house Pod Kopcami, Stupava

## 800 000 €





## HERRYS- FOR SALE 4 ROOM HOUSE 240 M2 ON A LARGE 32 ACRES OF LAND IN SUPAVA-STREET POD KOPCAMI

Real estate agency HERRYS **offers for sale a large 4i bungalow 240 m2 with the possibility of living and business on a large 32 acres of land in Stupava, on the street Pod Kopcami.**

The house was built in 2003. It is connected to gas and electricity. On the land there are 3 wells and a sump. City water and sewerage are on the land ready for connection. The house has infloor heating with gas condensing boiler, air conditioning.

**This property offers several possibilities of use, as UPI allows the construction of another multifunctional building:**

**-Housing and business in one place. Opportunity to build a business on an as yet unused 20 acres of land with separate access from the driveway**

**-Or living on half of the land and then selling the other half of the land as building land to build another house for living**

### Family house

4-room

**usable area:** house 240 m2 (built-up area 242 m2)

**land:** 3188 m2

## DISPOSITION

### The layout of the house

**- Ground floor (215 m²):** open plan living room with kitchen, 3 bedrooms, bathroom with corner bathtub and shower, separate toilet, laundry room, storage room, entrance hall, storage/cloakroom, garage for 2 cars

**- Basement:** cellar 25 m2

## LOCALITY

### Location



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Ad ID: EM79

Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



Stupava - Popular location with excellent amenities and good access to Bratislava

## BENEFITS

### Highlights:

- Large land of 32 acres, which provides multiple possibilities of use
- Possibility of building an another multifunctional building
- Possibility of dividing the lot as it is accessible from 2 driveways
- Very well built house with a generous usable area of 262 sqm (basement 20 sqm + ground floor 242 sqm)
- Very practical floor plan with 3 bedrooms and open plan living room with kitchen
- Garage for two cars with a large cellar under the garage + additional parking spaces directly on the land next to the house
- Beautifully landscaped grounds with garden, relaxation area and summer kitchen with barbecue and pizza oven
- 3 wells on the plot and irrigation system
- Direct access to the main road

## PRICE

Price: 800 000 EUR

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