Family house
Gaštanová, Limbach

950 000 €

HERRYS - FOR SALE SPACIOUS 6-ROOM FAMILY HOUSE WITH SWIMMING POOL AND WINE CELLAR

The HERRYS real estate agency offers **exclusively** for sale a **spacious 6-room family house** in the village of **Limbach - Gaštanová ulica.** The property is located on an ideal plot of land with an area of 697 m² and was approved in 2000. The house with a usable area of 351.9 m² is divided into three floors and offers comfortable living for a large family. There is also an attic providing additional storage space.

On the ground floor there is **a shed with access to the garden and the saltwater pool**. The equipment also includes a terrace with a pleasant seating area, **a sauna with a cooling tub and a stylish wine cellar with a common room.** Parking is provided by two sheds for three vehicles, **including a charging station for an electric car.**

usable area of the house: 351.90 m2 (1st floor 123.9 m2, 2nd floor 147.2 m2, 3rd floor 80.8 m2) of which 37.80 m2 terrace on the 2nd floor
land area 697 m2
orientation: east and south

DISPOSITION

1st floor: entrance hall, room, bathroom, storage room, boiler room with laundry room, wine cellar with lounge room, garden storage
2nd floor: main entrance hall, open space of kitchen, living room and dining room with access to the terrace, room
3rd floor: 3 separate rooms, built in wardrobe, hallway, separate toilet, bathroom

LOCALITY

The house on Gaštanova Street is located **in a quiet part of Limbach under the Small Carpathians**, which offers peaceful family living surrounded by nature. Nearby you will find **a kindergarten and primary school**, groceries, restaurants and a health center, so everything you need is at hand. **The location is ideal for families** - playgrounds, sports fields and a safe environment create a pleasant community atmosphere. The surroundings offer rich opportunities for hiking, cycling or walks in vineyards and forests. You can reach Pezinok and Bratislava in a few minutes by car, so peaceful living in nature is combined with good accessibility to the city. In addition, **Limbach** is known for its wine-growing tradition and **offers a variety of social and gastronomic experiences**.

BENEFITS



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- **self-cleaning saltwater pool** with Alukov cover
- **sauna with cooling tub**
- **wine cellar** with lounge
- 2 carports for 3 cars + **electric car charger**
- **automatic irrigation** with timer and wifi
- Velux roof windows with electric solar blinds
- Philips HUE **smart lighting**
- underfloor heating on the 2nd floor
- fireplace, alarm and video intercom
- quiet location with excellent accessibility

PRICE

950,000 EUR (including professional service and real estate commission)

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