

## Cottage, holiday home Za Mlynom, Terchová

**1 490 000 €**



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



## HERRYS - FOR SALE AN EXCLUSIVE PROPERTY IN A BEAUTIFUL SURROUNDINGS IN THE HEART OF TERCHOVÁ

The real estate agency HERRYS offers exclusively for sale a brick home estate in a closed area in Terchová in the Vyšné Kamence area. This unique property was approved in 2012 and has 5 separate apartments. It had a very nicely maintained indoor area, its own restaurant area with kitchen and a bar and its own wellness world. Parking available for 8 cars. Possibility of use for private purposes, as well as for commercial use as a guesthouse. The maximum capacity is 15 people. The possibility to build 3 log houses in the area.

### DISPOSITION

- well-maintained closed area
- apartment no.1 had 36.82 m<sup>2</sup> + 28.24 m<sup>2</sup> balcony
- apartment no.2 has 29.07 m<sup>2</sup> + 51.85 m<sup>2</sup> balcony + green terrace
- apartment no.3 has 23.76 m<sup>2</sup> + 9.96 m<sup>2</sup> balcony
- apartment no.4 has 19.29 m<sup>2</sup> + 7.49 m<sup>2</sup> balcony
- apartment no.5 has 21.99 m<sup>2</sup> + 10.05 m<sup>2</sup> balcony
- each apartment has its own kitchenette
- indoor wellness world: fitness, steam sauna, infrared sauna, rest room + terrace with outdoor jacuzzi
- outdoor gazebo with grill and seating, separate bar and accustomed fireplace

### LOCALITY

Due to its geographical location, Terchová is known as the tourist center of malá Fatra and the cultural area of the Žilina region with regular events. The village is known for its cultural tradition and as favourite tourist destination.



**Mgr. Lucia Large**

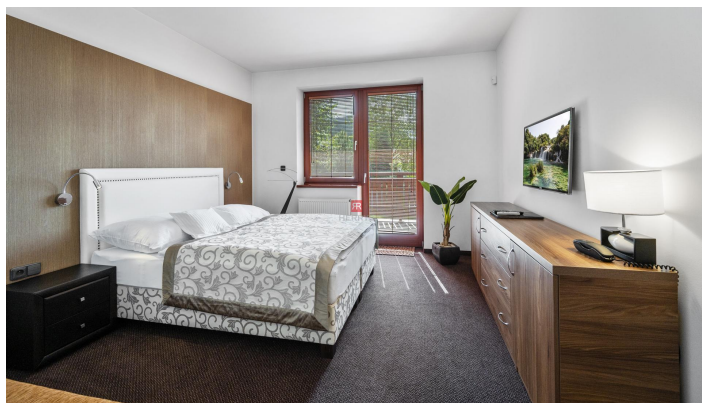
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Ad ID: LL267

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Near the village, there is a summer and winter tourism center as well as a ski resort in Vrátna dolina. The river Varínka flows through the center of the village. The village disposes of a well-maintained infrastructure and excellent civic amenities.

## BENEFITS

- brick recreation cottage
- nice views of the beautiful surroundings
- absolute privacy
- the property is in perfect technical and operational condition
- ready for immediate use
- enough parking spaces
- the possibility of building up to 3 log houses on the estate

## PRICE

1.490.000 EUR

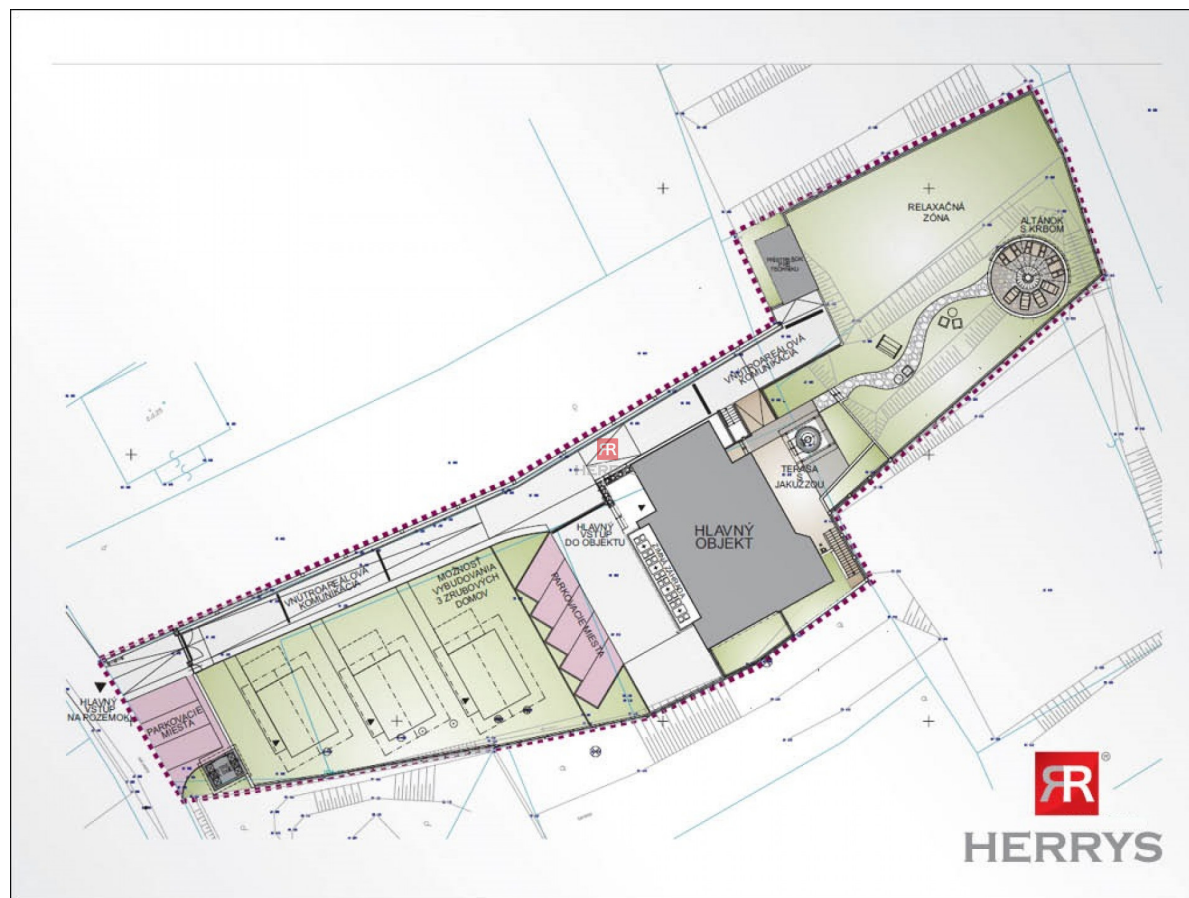
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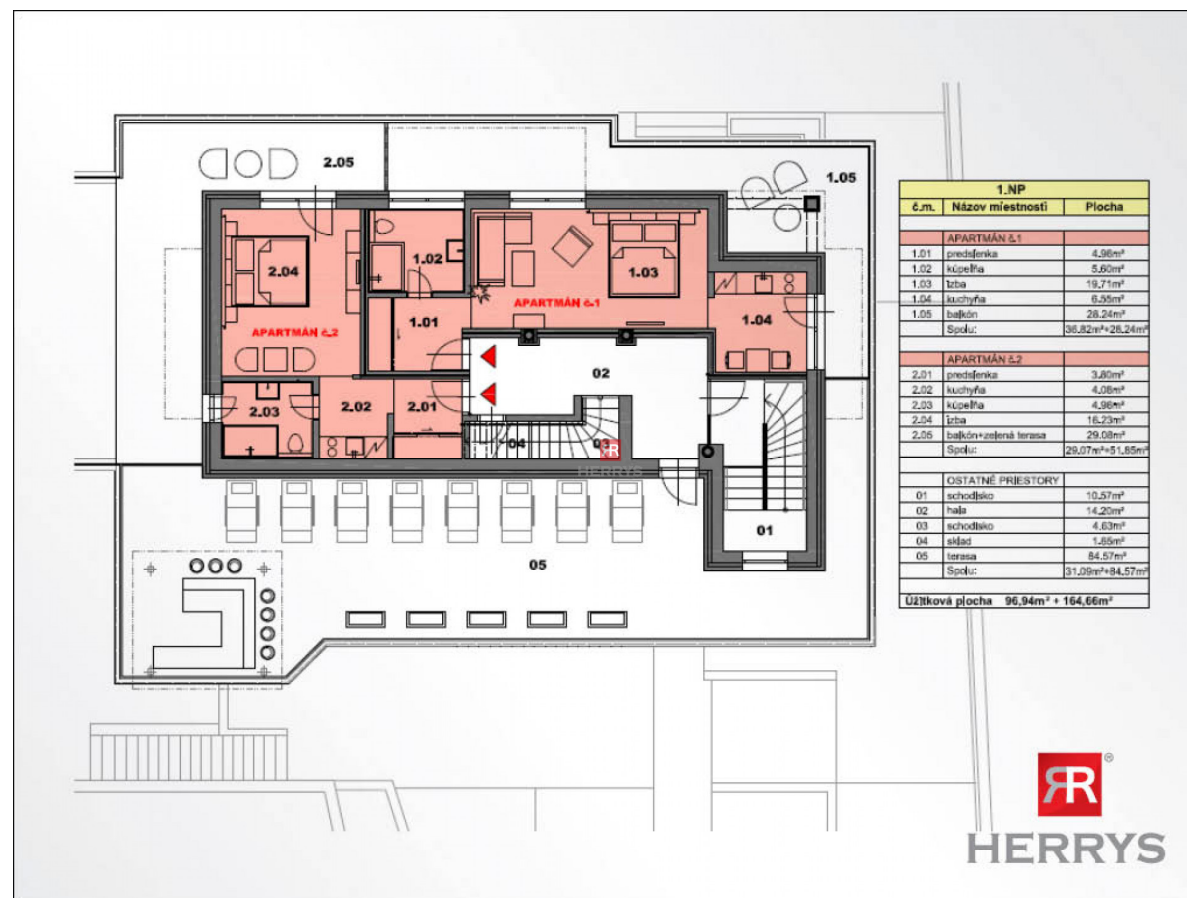
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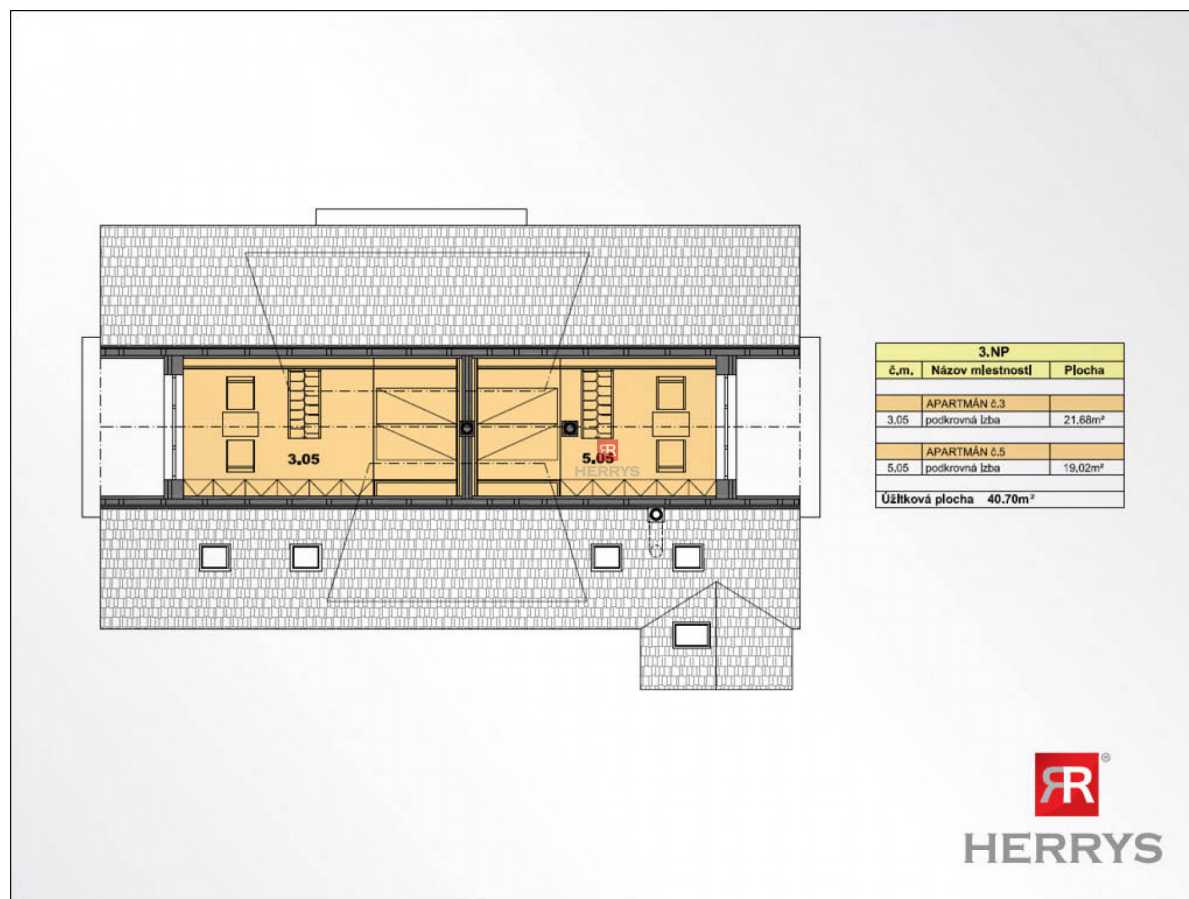


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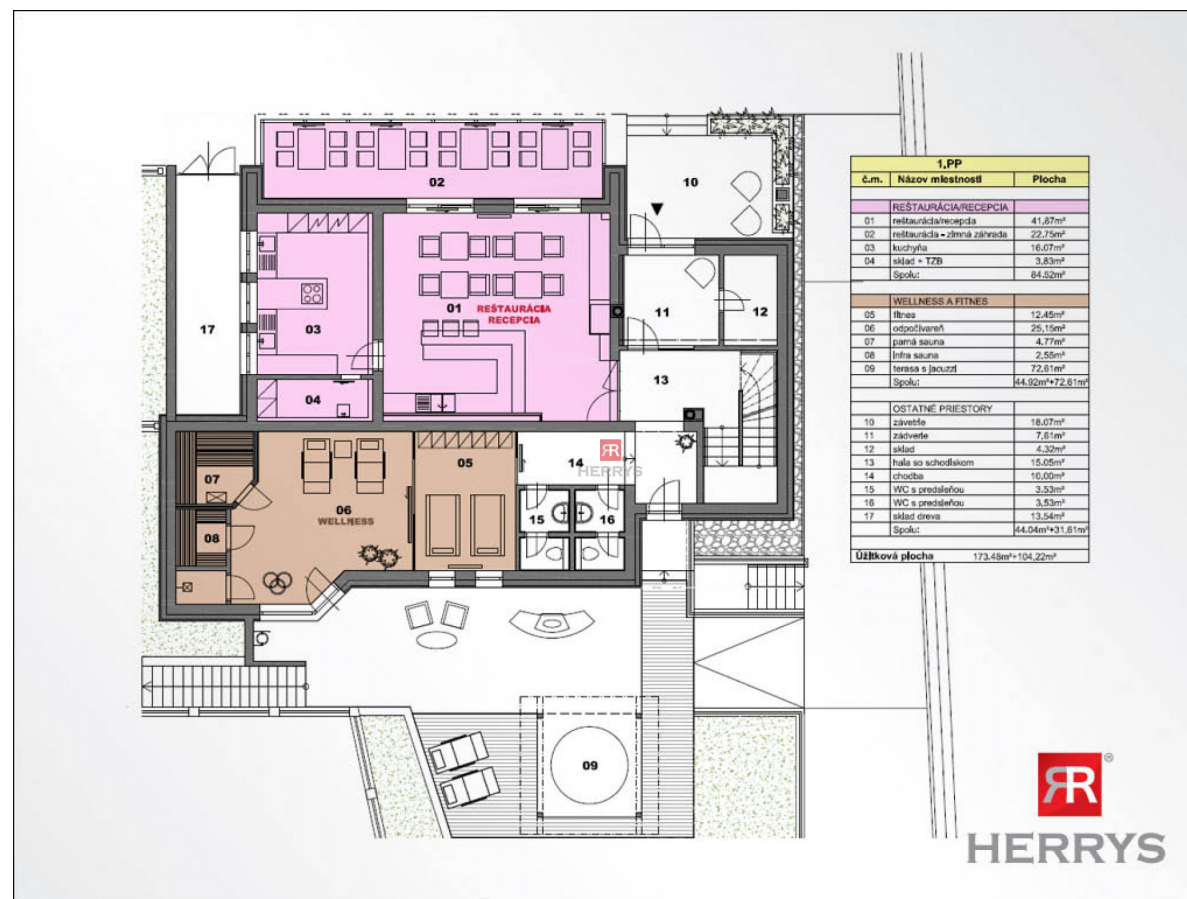


2.NP		
č.m.	Názov miestnosti	Plocha
<b>APARTMÁN 3.3</b>		
3.01	predsienka	5,07m²
3.02	kúpeľňa	3,80m²
3.03	trba	14,80m²
3.04	balkón	9,98m²
Spolu		23,67m²+9,98m²
<b>APARTMÁN 4.4</b>		
4.01	predsienka	3,60m²
4.02	kúpeľňa	3,33m²
4.03	trba	12,36m²
4.04	balkón	7,49m²
Spolu		16,79m²+7,49m²
<b>APARTMÁN 5.5</b>		
5.01	predsienka	5,00m²
5.02	kúpeľňa	3,42m²
5.03	trba	13,57m²
5.04	balkón	10,05m²
Spolu		21,99m²+10,05m²
<b>OSTATNE PRIESTORY</b>		
01	schodisko	4,08m²
02	hala	11,34m²
Spolu		15,42m²
<b>Úžitková plocha 80,37m² + 27,50m²</b>		



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