







## Family house Kupeckého, Pezinok

### 890 000 €



















# HERRYS - FOR SALE AN 6-ROOM FAMILY HOUSE WITH A SWIMMING POOL AND A TENNIS COURT IN PEZINOK

The HERRYS real estate agency offers exclusively for sale 6-room family house located in a quiet and prestigious location in the city of Pezinok - Kupeckého Street. The property stands on a spacious, flat plot of land with an area of 1,542 m² and was approved in 2000. The house with a usable area of 433.13 m² is divided into three floors, offering above-standard and comfortable living for a large family. It also includes an attic (27.59 m²) providing additional storage space.

This elegant house offers the ideal combination of **comfort, privacy and sports and relaxation facilities**. Thanks to its high-quality design, indoor swimming pool and tennis court, it represents **an exceptional offer within Pezinok**.

usable area of the house:  $433.13 \text{ m}^2$  (1st floor  $86.76 \text{ m}^2$ , 1st floor  $221.31 \text{ m}^2$ , 2nd floor  $125.06 \text{ m}^2$ ) + attic with an area of  $27.59 \text{ m}^2$  land with an area of  $1542 \text{ m}^2$ 

#### DISPOSITION

underground floor: storage room, hallway, laundry room, gym, hallway by the sauna, separate WC, bathroom, sauna 1st floor: vestibule with staircase, hall, study, bathroom with WC, living room with dining room, kitchen with pantry, indoor pool, pool technical room

2nd floor: hallway with folding staircase to the attic, open gallery, bathroom with WC, 4 separate bedrooms



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#### **LOCALITY**

The house is located in a quiet residential part of **Pezinok**, which offers an excellent combination of privacy and the convenience of city life. In the immediate vicinity are **schools**, **kindergartens**, **shops**, **restaurants** and complete civic amenities. The city center is within **walking distance**, which allows quick access to services and cultural events. Nearby is the Castle Park, sports areas and cycle paths leading to the Little Carpathians.

Excellent transport connections to **Bratislava** - approximately **25 minutes** by car, as well as **regular train and bus connections**, guarantee comfortable commuting to work or school.

The location is also known for its **winemaking tradition, greenery and recreational opportunities**, which makes this property an ideal place for peaceful family living with above-standard comfort.

#### **BENEFITS**

- indoor swimming pool heated via solar collectors
- underfloor heating throughout the house (except 1st floor and 2 bedrooms)
- sauna
- tennis court
- parking for 4 vehicles
- automatic irrigation
- large and well-maintained plot
- gazebo and garden house
- walking distance to the center of Pezinok

#### **PRICE**



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890,000 EUR (including professional service and real estate commission)

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