


# BOSEN | Building plot with a stream, Limbach, 1379 m²



**250 000 €**

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|---|---|
| *County:* | *Bratislavský kraj* |
| *District:* | *Pezinok* |
| *City/Town:* | *Limbach* |
| *Street:* | *Krátka* |
| *Category:* | *Land* |
| *Land type:* | *Land – for living* |
| *Type:* | *Sale* |
| *Usable area:* | |

## DETAILED INFORMATIONS

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|---|---|---|---|
| *Status:* | *active* | *Utilities:* | *yes* |
| *Ownership:* | *personal* | *Water:* | *yes* |
| *Land area:* | *1148 m²* | *Electric:* | *yes* |
| *Ground type:* | *mostly flat* | *Sewage:* | *yes* |
| *Territory:* | *Intravilan* | | |

## PROPERTY DESCRIPTION

*PLOT:*

*The total area of the plot is 1,379 m². Access is via a lit road developed from the cul-de-sac Krátka Street. There are only a few family homes in the area, ensuring a low-traffic and peaceful location. A stream runs along the back of the plot, bringing a tranquil atmosphere and the natural sound of flowing water—ideal for relaxation. This beautiful natural feature can serve as a water source for garden irrigation, acts as a natural boundary for the property, and provides privacy by separating it from the surroundings, ensuring minimal neighbor disturbance. The murmuring stream adds a unique charm that no typical garden landscaping can replicate.*

*UTILITIES:*

*Sewage, electricity, public water supply, and an illuminated asphalt access road are all located directly at the plot's boundary.*

*LOCATION:*

*The plot is situated in a built-up area of the village of Limbach, which is well-known for its winemaking tradition. Thanks to its location at the foot of the Little Carpathians, the village offers excellent opportunities for hiking and enjoying nature. Limbach provides its residents with full civic amenities, including a primary school, kindergarten, post office, grocery stores, and a sports complex with a football field. The proximity to the district town of Pezinok—less than a kilometer away—offers additional services and amenities.*

*This plot is an ideal choice for those seeking peaceful living away from the hustle and bustle of the city, with everything they need within easy reach, and a desire for daily harmony with nature.*

*PRICE: €299,900*

*Real Estate Agent:*
*Petr Mík*
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*BOSEN GROUP Real Estate Agency is a member of the Real Estate Union of the Slovak Republic and adheres to its Real Estate Code. The listed price is final—it includes the agency commission, legal services provided by a law firm, payment of the basic land registry fee, real estate transfer advice, and a free mortgage financing offer.*





## BROKER

*Broker :* ***Petr Mík, LRM.***
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