

Price  
**1 995 000 zł**  
5 955 zł/m<sup>2</sup>

 **MICHAŁOWICE**  
Graniczna



Mint Property presents for sale a large detached house with an area of approx. 335m<sup>2</sup>, located in a quiet area on a scenic, wooded 32-are plot in the town of Michałowice.

The house consists of 3 floors:

Basement: utility room, laundry room, boiler room, two bathrooms, two summer bedrooms

Ground floor: hall, old-fashioned living room, dining room with separate kitchen, two bathrooms, two bedrooms

First floor: two bedrooms, bathroom, toilet. The rest of the floor is intended for your own arrangement.

An additional advantage is the apartment with a separate entrance, in which there is a living room with a kitchenette, bedroom and bathroom. The apartment has an independent gate and access road from the street. This gives the possibility of running a business related to the beauty industry, accounting, service, etc. in the apartment belonging to the house. The apartment will be perfect as a home office for remote work.

There is a two-car high garage at the property.

The layout of the house is very functional, has large spaces and various arrangement possibilities. The entire property was used for some time as agritourism due to its location. It is possible to arrange the property for further agritourism purposes or change the layout of the house for the family, according to individual preferences.

On the north side of the property there is an orangery (winter garden), which adds charm and is an additional space for rest or spending free time in the comfort of your home.

The house is located on a charming plot of land in the vicinity of numerous shrubs and fruit trees. The property is fenced, has an automatic gate. Driveway made of paving stones.

A Buderus gas furnace is used to heat the house and water. There is a cesspool on the plot.

In addition, it is possible to separate a building plot in the further part of the plot.

#### Lokalizacja:

The house is located in the vicinity of the Krakow Valleys Landscape Park, and the quiet area and numerous recreational

#### Dane agenta:

Dominika Ptak






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Size	Rooms	Bedrooms	Bathrooms
335.00 m <sup>2</sup>	5	5	4

#### Dodatkowe udogodnienia:

-  Garden
-  Animals accepted
-  Parking