

Price  
**3 200 000 zł**  
**12 451 zł/m<sup>2</sup>**

MINT PROEPRTY presents for sale a unique, detached house with a total area of 334 m<sup>2</sup> (usable area 257 m<sup>2</sup>), situated on a beautiful, almost 12-acre plot in a prestigious location. Room Layout

Ground Floor - 168.95 m<sup>2</sup>:  
 Living room with dining area - 56.5 m<sup>2</sup>  
 Kitchen - 11 m<sup>2</sup>  
 Office/study with lounge area - 31.5 m<sup>2</sup>  
 Laundry room - 4.5 m<sup>2</sup>  
 Toilet - 2.38 m<sup>2</sup>  
 Vestibule - 8.76 m<sup>2</sup>  
 Wardrobe - 2.92 m<sup>2</sup>  
 Double garage - 35.9 m<sup>2</sup> + utility room - 2.5 m<sup>2</sup>

First Floor - 87.64 m<sup>2</sup>:  
 Master bedroom with walk-in closet and bathroom - 34.5 m<sup>2</sup>  
 Bedroom - 14.26 m<sup>2</sup>  
 Bedroom - 14.18 m<sup>2</sup>  
 Bathroom - 5.72 m<sup>2</sup>  
 Hall - 13.36 m<sup>2</sup>  
 Staircase - 5.62 m<sup>2</sup>

This is an ideal option for those who value comfort, privacy, and contact with nature.

This intimate development comprises only three houses and one building with four apartments, ensuring privacy and a sense of security.

Additional information:

Gas heating  
 Fireplace  
 Photovoltaics  
 Electric car charger  
 Septic tank (sewer connection planned)  
 Fiber optics  
 Air conditioning  
 Alarm system and monitoring

#### Lokalizacja:

The house is located in the heart of a cozy neighborhood, a place that combines modernity, tranquility, and proximity to nature, just 800 meters from the edge of Krakow.

The house is situated in a quiet, green area, right next to a forest.

The location guarantees quick access to the Krakow bypass and routes to Katowice, Rzeszów, and Zakopane.

Numerous amenities are nearby:

Shopping centers (Lidl, Rossmann, Pepco, KFC, BP gas station) - approximately 900 meters  
 International School of Cracow (Lusina) - 2 km (5-minute drive)  
 Forest and tennis courts - within walking

#### Dane agenta:

Dorota Kamińska



Size	Rooms	Bedrooms	Bathrooms
257.00 m <sup>2</sup>	6	4	3

#### Dodatkowe udogodnienia:

-  Garden
-  Animals accepted
-  Air conditioning
-  Balcony

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