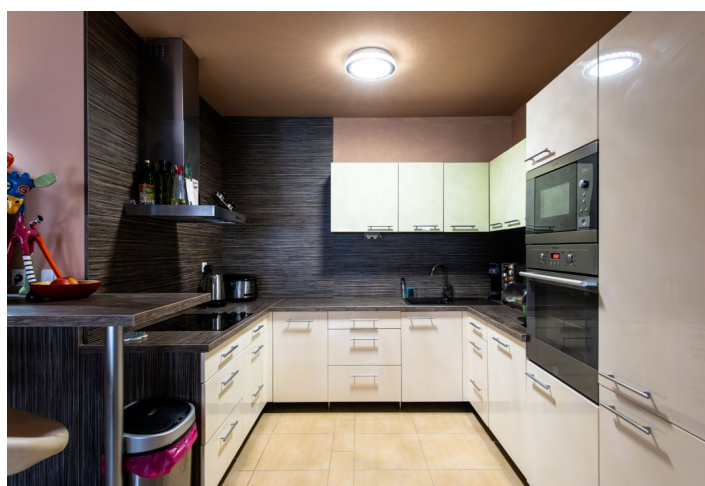




House Three-bedroom (4+kk)

199 m², Rovinka

€ 349 000 | CZK 8 623 790





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| | |
|------------------|--------|
| Usable area | 199 m² |
| Plot | 269 m² |
| Floor area | 160 m² |
| Terrace | 39 m² |
| Parking | - |
| Garage | Yes |
| Cellar | - |
| PENB | C |
| Reference number | 100337 |

This terraced two-story 3-bedroom family house in the village of Rovinka offers comfortable living near Bratislava.

The layout of the ground floor consists of an entrance hallway with a wardrobe, a guest toilet, a utility room, an air-conditioned living room with a kitchen and dining room, and a **winter garden** with a bar and seating area with access to the **garden**.

The upper floor of the house has a room with a built-in wardrobe, a hallway with a wardrobe, and access to the **terrace** facing the street, a bathroom with a **walk-in shower** and toilet, a second room with access to the **glazed terrace** and views of the property, and a master bedroom also with access to the terrace. The property includes a garage. Parking is also possible on the plot in front of the **garage**.

Standard facilities include laminate flooring, tiled floors, **underfloor heating** on the ground floor, radiator heating in the night area, its own Buderus gas boiler with a storage tank, a **bio fireplace**, wall-mounted **LG ArtCool air-conditioning**, an **alarm system**, and high-quality **Hansgrohe** concealed taps in the bathroom. **Automatic irrigation** connected to a **well** is on the plot.

Rovinka offers, in addition to quiet living, complete civic amenities. Other advantages include the new City Park Rovinka **shopping center** and the immediate proximity of the capital city, which is only 12min. by car from Bratislava on the new bypass R7. The location is also popular thanks to **several lakes** in the vicinity, which are popular for **water sports** or **fishing**, in addition to summer relaxation opportunities.