svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Four-bedroom (5+kk)

225 m², Senec, Senec, Rybárska

€ 650 000 | CZK 16 422 250

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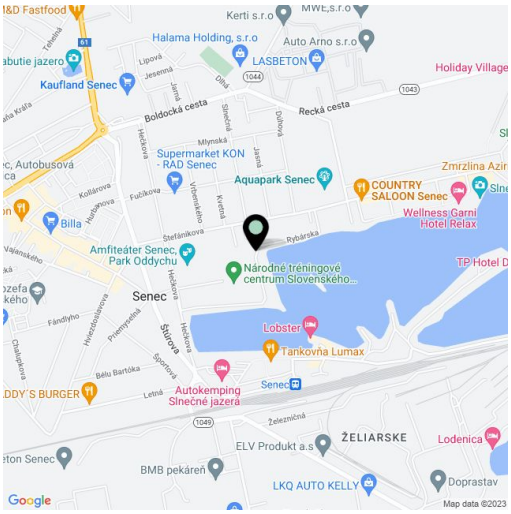
Usable area	225 m²
Plot	362 m²
Floor area	180 m²
Terrace	45 m²
Parking	2x parking on the plot + 1x paid parking space in front of the house
Cellar	-
PENB	A
Reference number	101086



This sunny 4-bedroom three-story family house is in a popular and sought-after location in Senec by the Slnečný Lakes.

The layout of the first floor consists of an entrance hall, a living room with a kitchen and **access to a spacious terrace with a garden**, a bedroom, a bathroom, and a dressing room. The first floor of the house has a **gallery** (possibility of remodeling into a separate room), a master bedroom with access to the **terrace**, two additional bedrooms, and a bathroom. The sunken floor of the house has a separate entrance and in the past was used as a **wine bar**. The layout consists of a main room with a bar and fireplace, a bathroom, a server room, and storage. A **carport on the property fits two cars**, and another paid space is in front of the house.

Facilities include radiator heating, **smart home control** via the **Somfy** app, triple-glazed windows, electric blinds, a Dynaudio **sound system**, a preparation for **air-conditioning**, and **bespoke furniture**. Heating is provided by a gas boiler.

The house was completely renovated in 2019. The **balconies** and **terraces** of the house are extended, the house can be expanded from the sides.

Excellent access to a highway, including access to train and bus services. The **Slnečný Lakes area** offers countless activities such as hiking, pedal boats, and children's mini scooters, trampolines, paddleboards, beach volleyball, handball, beach soccer, water football, a water bouncy castle, tennis, mini golf, yoga, zumba, etc. The location has many restaurants, buffets, and a large water park. In winter, it is possible to use the indoor part of the **water park** with a **wellness** area including a sauna world.

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