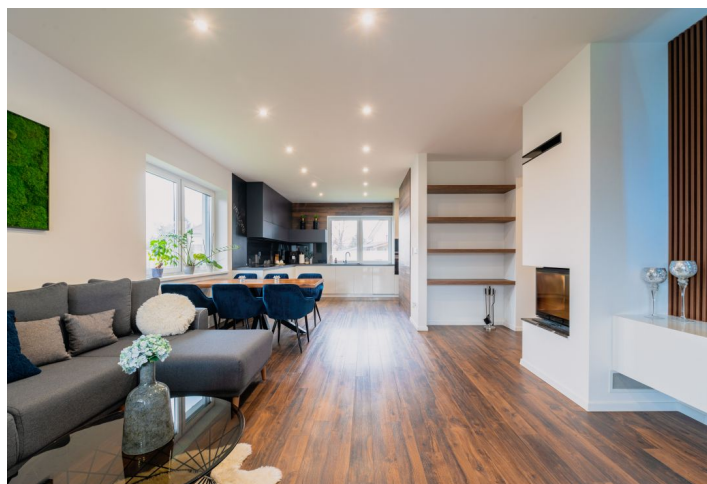




## House Four-bedroom (5+kk)

€ 369 000 | CZK 9 256 365

223 m<sup>2</sup>, Povoda, Dunajská Streda





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Total area	223 m <sup>2</sup>
Foot print	223 m <sup>2</sup>
Garden	748 m <sup>2</sup>
Floor area	173 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Yes
Garage	38 m <sup>2</sup>
Cellar	-
Service price	80 EUR monthly
PENB	A
Reference number	107472

**This energy-efficient one-story family house with an A1 energy certificate has a garage, covered terrace, underfloor heating, and a fireplace. The house is surrounded by a landscaped garden with its own well. Located close to Dunajská Streda, ensuring quick connections to main traffic routes as well as amenities within easy reach.**

The day section of the house consists of an open space kitchen with a hidden pantry, dining room, and living room with access to a covered almost 12 m<sup>2</sup> terrace. The night section is divided by a long corridor with a skylight. In this part, there are **four bedrooms** overlooking the **garden**, while two rooms also have direct access to the garden. The master bedroom has a walk-in closet and an en-suite bathroom. There is also a bathroom with a double sink, bathtub, and shower, and a further separate toilet. The garage leads to an illuminated attic, which serves as a storage space of 50 m<sup>2</sup>.

The house has 6-chamber plastic windows with triple glazing and **exterior electric blinds**, MASONITE interior doors, and aluminum entrance doors. HERZ **underfloor heating**, a **fireplace** with vents, and active controllable ventilation. In the utility room is a 200l boiler, washing machine with a dryer, and mechanical water filter. The house is custom furnished, including the kitchen with built-in appliances from Siemens and BOSCH. The double garage has a Hörmann electric gate, and the house also has a camera system and video doorman. The garden is landscaped and has a green lawn and an irrigation system connected to its **own well**.

The village of Povoda is located in the central part of Žitný Island. The southern border of the village's built-up area is formed by the Gabčíkovo-Topoľníky canal. It is located 3 km south of Dunajská Streda with complete civic amenities, 30 minutes by car to Bratislava.

