



## House Four-bedroom (5+kk)

€ 450 000 | CZK 11 229 750

291 m<sup>2</sup>, Bratislava III, Nové Mesto, Vidlicová





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Garden	262 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
PENB	B
Reference number	108373

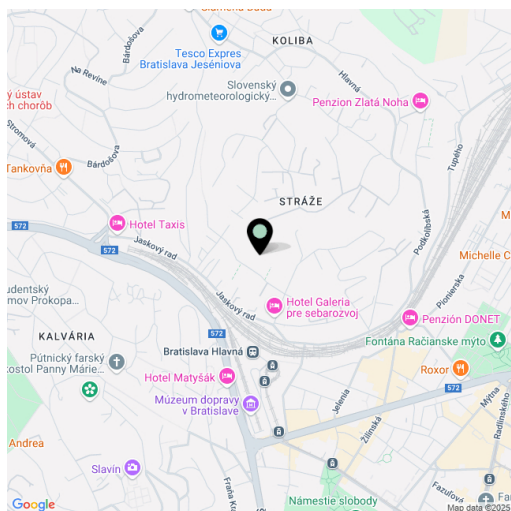
This four-bedroom family house in an original condition and in a quiet location in Vinohrady offers a generous garden and panoramic views of Bratislava and its landmarks. The house is in a good technical condition, and suitable for partial or complete reconstruction.

The house has **3 floors**. The 1st floor consists of an entrance hall with a wardrobe, a kitchen with a pantry and access to the **garden**, a living room, a bathroom, a toilet, and a bedroom. Upstairs, there are two separate bedrooms (one with its own smaller kitchen), a bathroom with a bathtub and toilet, and a door to the attic of the house, which can be expanded and remodeled according to your own ideas. In the **basement** is a room, a kitchen, a boiler room, and a **garage**.

The house has central heating with gas boiler, original wooden windows, and preserved wooden parquet floors. Part of the fenced plot is a generous **garden** with mature trees. The house was built in 1964 and is suitable for renovation according to your own wishes.

This popular residential location in Bratislava's New Town in the **Vinohrady** district is known for its quiet environment with family houses and small-story buildings. Good access by public transport, a full range of services, and the city center is within a 20-minute walk. The **forests of Koliba** with opportunities for walking, cycling, and active recreation are nearby.

Land 641 m<sup>2</sup>, built-up area 97 m<sup>2</sup>, usable area 291 m<sup>2</sup>.

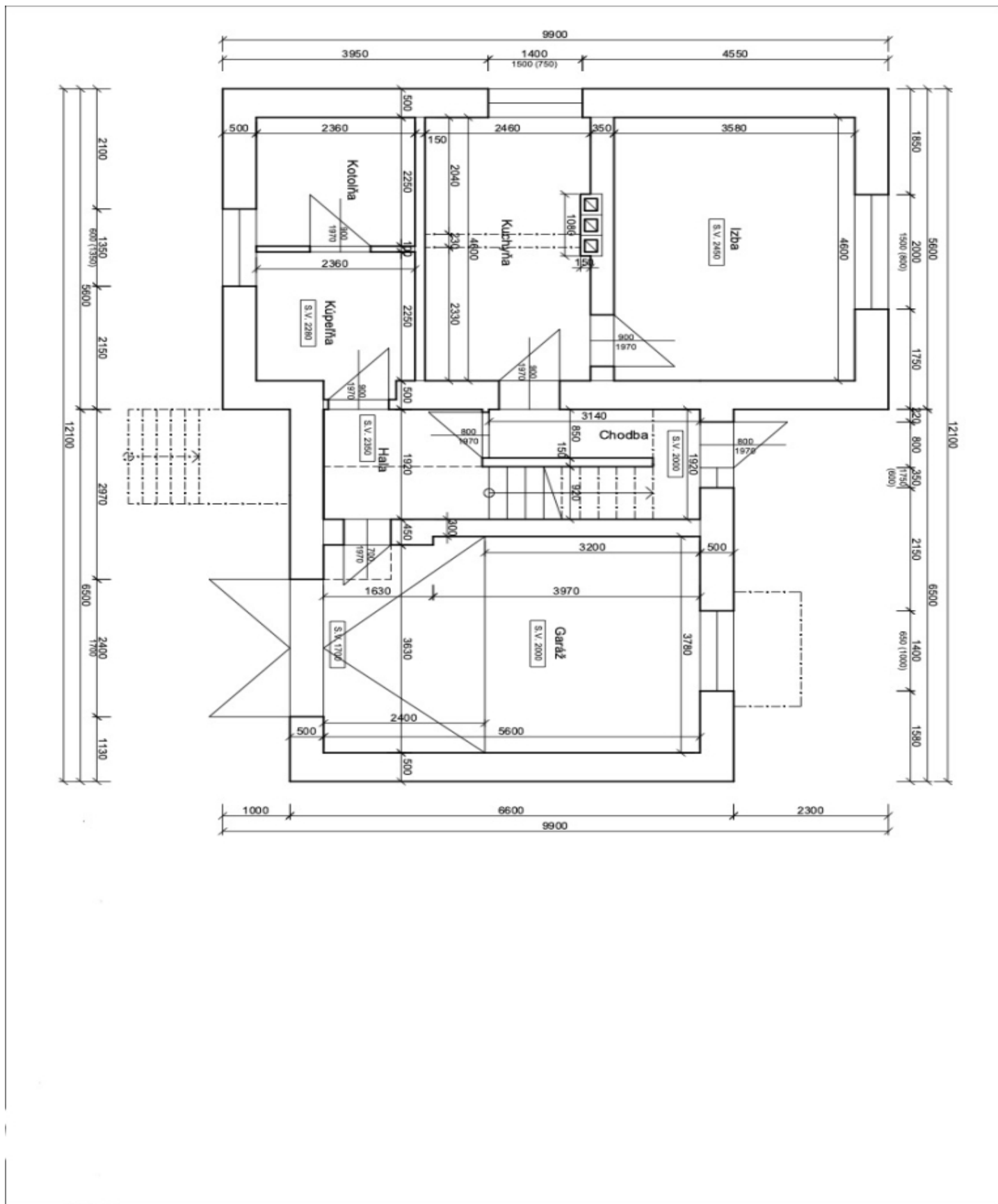




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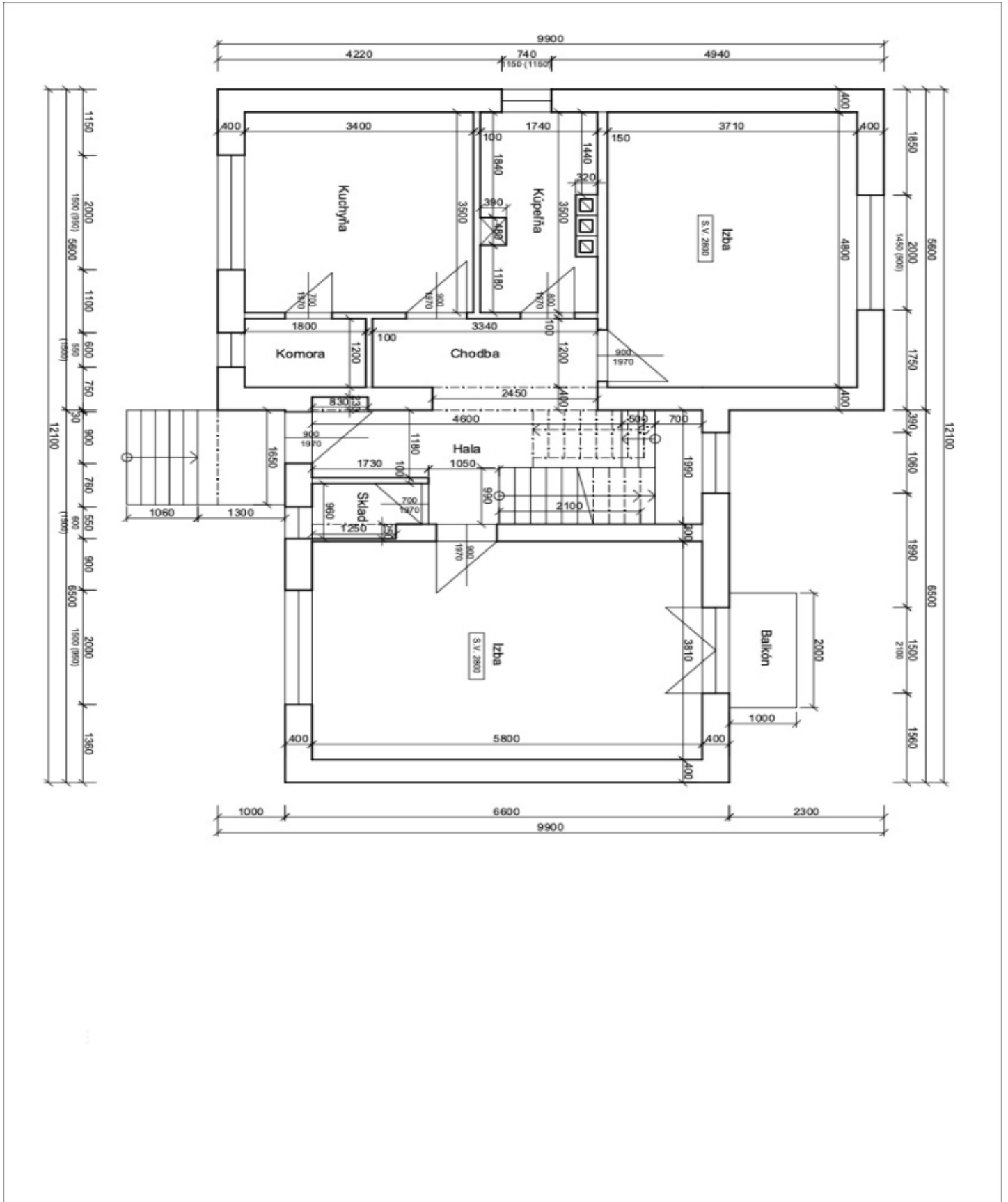




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