



## House Four-bedroom (5+kk)

Sold

240 m<sup>2</sup>, Bratislava II, Vrakuňa





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Plot	800 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	32234

**Stylish, 4-bedroom family house in a quiet location on the border of Ruzinov with a beautiful garden with a lake, two arbors, a fireplace, a garden house, and a garage. Excellent accessibility to the city center and the highway.**

The ground floor of this detached, two-story family house features an entrance hall with a guest toilet, a guest bedroom, a kitchen with a pantry, and a **large living room connected to a dining room with a fireplace and access to the terrace**. The second floor consists of **three separate bedrooms**, a spacious gallery, a bathroom with a corner bath, shower, toilet, and balcony.

The house is equipped with new, high quality **Meister** laminate flooring, plastic windows, and a new **Danküchen kitchen with built-in appliances**.

The exterior consists of a **landscaped garden with automatic irrigation, a pond, two gazebos, a stone fireplace**, and a garden tool shed. The house also includes a one-car **garage** and a carport. All utility networks are included, including a well with a pump connected to the irrigation system.

The house is situated in a quiet location on the border of Ružinov and Vrakuňa, with quick access to the city center and the Bratislava Ring Road.

Interior 240 m<sup>2</sup>, plot 800 m<sup>2</sup>.