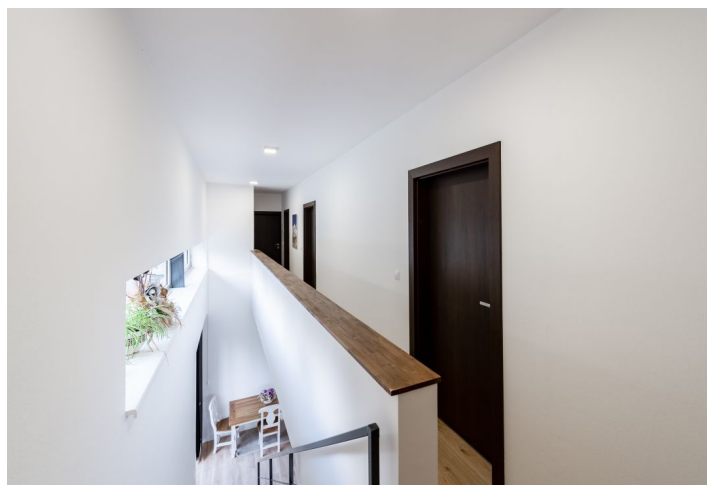




## House Three-bedroom (4+1)

Sold

156 m<sup>2</sup>, Bratislava V, Rusovce





## House Three-bedroom (4+1)

**Sold**156 m<sup>2</sup>, Bratislava V, Rusovce

Plot	369 m <sup>2</sup>
Foot print	197 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	A
Reference number	38226

This newly built two-story three-bedroom family house stands in a quiet location near a forest in Bratislava's Rusovce district with rich civic amenities and good access to the center, as well as to Hungary and Austria.

The ground floor consists of a **walk-in closet** in the hallway, a separate toilet with a sink, a preparation for a bathroom, a living room with a **new fireplace**, a new modern kitchen, and a pantry. The living room has access to the **garden**. Upstairs are three rooms, a bathroom with a bathtub and walk-in shower, and a separate toilet.

The standard equipment of the house includes **new quality floors**, aluminum windows, new **Villeroy & Boch** sanitary ware, a fireplace, and **underfloor heating**. The Gorenje kitchen is fitted with appliances such as a dishwasher, an electric oven with a grill, and an induction hob. The house is secured by an alarm. In the garden, there is a **garden house** and a well with a pump connected to an **automatic irrigation system**. Parking for two cars is possible on a paved area under a carport.

The neighborhood is home to a kindergarten, a primary school, shops, a post office, restaurants, a **wellness and fitness center**, tennis and squash courts, and a bowling alley. Full of greenery, it is **close to nature** and several popular **lakes**, therefore offering many opportunities for active relaxation around the dam that is also accessible from the SK-HU-AT **bike path**, in **Actionpark Čunovo**, or in **Divoká voda**.

Interior 156 m<sup>2</sup>, land 369 m<sup>2</sup>