



## House Two-bedroom (3+kk)

€ 400 000 | CZK 10 078 000

110 m<sup>2</sup>, Senec





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Usable area	110 m <sup>2</sup>
Plot	817 m <sup>2</sup>
Foot print	44 m <sup>2</sup>
Floor area	86 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	parking available for 5 cars
Cellar	Yes
PENB	G
Reference number	41832

### Sunny 2-bedroom two-story family house/cottage in a popular and sought-after recreation area in the Slnéčné jazerá area in Senec.

The layout of the house comprises a bedroom with a built-in wardrobe, a bathroom with a walk-in shower and toilet, a **Miele** washer/dryer, a living room with a **fireplace** and TV, and a kitchen including a Miele dishwasher, Miele oven, AEG induction hob, a fridge/freezer, and a microwave. There is also a **second bathroom** with a shower and toilet and a second bedroom with bunk beds. The house also has a storage room, an insulated **cellar** and a southwest-facing **terrace**, and a garden with an automatic irrigation system.

There is a **well** on the property and outdoor parking is possible for 5 cars; **electric gate** with remote control.

The equipment of the house includes parquet floors, electric heating and a fireplace, and a satellite. Utilities—water, sewerage system, electricity, and gas are within reach in front of the plot. There is a playground in front of the house and a **beach** is only a 2 min. walk away.

The community is monitored by a camera system and equipped with a WiFi Internet connection. A supermarket is located 2 km from the property. Access to a highway is excellent and you can also get here by train and bus. The Slnéčné jazerá area offers a myriad of activities such as hiking, pedal boating, children's mini scooters, trampolines, paddleboards, beach volleyball, handball, beach football, water football, water bouncy castle, tennis, mini golf, yoga, zumba, etc. There are many restaurants, buffets, and a large water park nearby. In winter, it is possible to use the indoor part of the **water park** with a **wellness area** including a sauna world.

To enlarge the garden, an adjacent plot with a second access has been purchased, on which a second guest cottage can be built.