



## House Three-bedroom (4+kk)

€ 349 000 | CZK 8 813 995

199 m<sup>2</sup>, Rovinka





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Usable area	199 m <sup>2</sup>
Plot	269 m <sup>2</sup>
Floor area	160 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
PENB	C
Reference number	100337

### This terraced two-story 3-bedroom family house in the village of Rovinka offers comfortable living near Bratislava.

The layout of the ground floor consists of an entrance hallway with a wardrobe, a guest toilet, a utility room, an air-conditioned living room with a kitchen and dining room, and a **winter garden** with a bar and seating area with access to the **garden**.

The upper floor of the house has a room with a built-in wardrobe, a hallway with a wardrobe, and access to the **terrace** facing the street, a bathroom with a **walk-in shower** and toilet, a second room with access to the **glazed terrace** and views of the property, and a master bedroom also with access to the terrace. The property includes a garage. Parking is also possible on the plot in front of the **garage**.

Standard facilities include laminate flooring, tiled floors, **underfloor heating** on the ground floor, radiator heating in the night area, its own Buderus gas boiler with a storage tank, a **bio fireplace**, wall-mounted **LG ArtCool air-conditioning**, an **alarm system**, and high-quality **Hansgrohe** concealed taps in the bathroom. **Automatic irrigation** connected to a **well** is on the plot.

Rovinka offers, in addition to quiet living, complete civic amenities. Other advantages include the new City Park Rovinka **shopping center** and the immediate proximity of the capital city, which is only 12min. by car from Bratislava on the new bypass R7. The location is also popular thanks to **several lakes** in the vicinity, which are popular for **water sports** or **fishing**, in addition to summer relaxation opportunities.