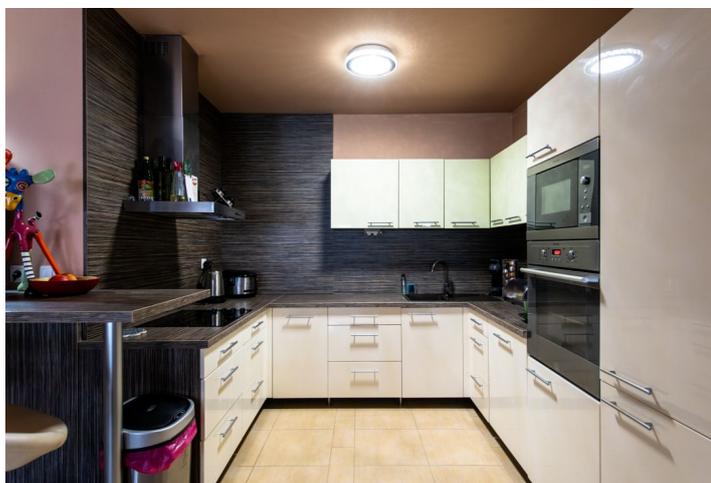
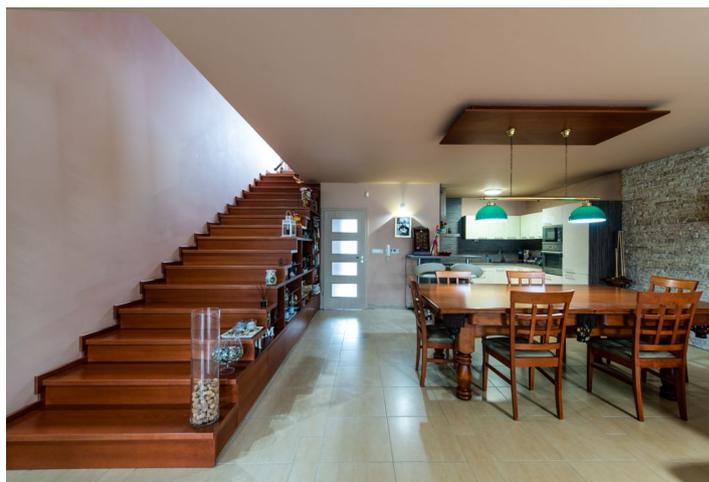




# House Three-bedroom (4+kk)

Rented

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





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Rented

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

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	-
Service price	EUR 200 utilities
PENB	C
Reference number	103302
Available from	Immediately

**This terraced two-story 3-bedroom family house in the village of Rovinka offers comfortable living near Bratislava. One of Rovinka's many advantages is the new City Park Rovinka mall, its proximity to Bratislava via the new access to the R7 highway, and lakes in the vicinity used for water sports or fishing.**

The layout of the ground floor consists of an entrance hall with a wardrobe, a guest toilet, a utility room, an air-conditioned living room with a kitchen and dining area, 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.

Facilities include laminate floors, tiled floors, **underfloor heating** on the ground floor, radiator heating in the bedrooms, 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 part of the plot.

Monthly rent EUR 1,000 + EUR 200/month deposit for utilities.