



## House Four-bedroom (5+1)

€ 770 000 | CZK 19 269 250

422 m<sup>2</sup>, Bratislava III, Bratislava, Stupavská





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Plot	656 m <sup>2</sup>
Foot print	422 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	104340

**This unique family villa with a generous layout, wine cellar, first-class facilities, and a south-facing garden guaranteeing perfect privacy is located in a quiet and sought-after location on Stupavská Street in Rača.**

Right by the villa's entrance is a **wardrobe** and built-in storage space. The layout of the ground floor consists of an open space consisting of a **kitchen** and living room with a corner **fireplace**, a dining area with access to a covered terrace with an **electric awning**, and a staircase. On the ground floor there is also a storage room, a separate toilet, and a utility room.

Upstairs is an open gallery, **3 bedrooms** (each with access to a **terrace** or **balcony**), a master bedroom with a **walk-in closet** and space for a study/dressing room, a large bathroom with corner bathtub and **hydromassage shower**, and a separate toilet. The **attic space** can be used for storage.

The **garden** has enough space for a children's playground, a sitting area, a **wine cellar** with stylish seating, and a separate toilet. Above the cellar is **space for a Jacuzzi** and a **gazebo** with wooden garden furniture or a **swing**.

The garage in front is a **separate building**, above which is a room with its own entrance usable as a **separate room**. Part of this space is a bathroom with a toilet and shower.

Facilities include laminate floors in a wood veneer, plastic windows, heating with a thermostat, a fireplace, air-conditioning, custom-made wooden furniture, an alarm system, and a video doorman. A remote controlled entrance gate separates the property from the street with **convenient parking for 2 large vehicles** and a **garage with an electric door for 1 vehicle** and plenty of space to store belongings.

A convenient location in close proximity to nature and amenities including a supermarket. Absolute peace and undisturbed views of the **Carpathian Mountains** is guaranteed thanks to a ban on more construction in the vicinity. Transport connections are provided by public transport stops within walking distance, and by car you can quickly connect to the new bypass of the D4 highway or to the city center within 15 minutes.

Total land area: 656 m<sup>2</sup>, built-up area: 211 m<sup>2</sup> – villa: 157 m<sup>2</sup> and freestanding garage: 54 m<sup>2</sup>.

