



House Three-bedroom (4+kk)

€ 465 000 | CZK 11 032 125

175 m², Rovinka, Rovinka





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Usable area	175 m ²
Plot	355 m ²
Floor area	151 m ²
Terrace	24 m ²
Parking	Yes
Service price	Ask for price
PENB	G
Reference number	43286

This unique two-story family house in a rustic style offers quiet living with access to a private beach on Veľké Košariská Lake. The house is located in Rovinka, a quiet area yet easily accessible from the center of Bratislava.

The layout of the house consists of an entrance hall with a wardrobe, a utility room with a boiler and washing machine, a separate toilet, a living room with a **stove**, dining area, and kitchen, two bedrooms with access to the **terrace**, and a bathroom with a bathtub. The upper floor of the house includes a bedroom with its own toilet with a sink.

Facilities include wooden parquet floors, stone tiles, **wooden beam ceilings**, a wooden kitchen table, a porcelain sink in the kitchen, and a boiler with a storage tank. The interior is done in a **rustic style** combining natural elements and playful details reminiscent of cozy English country cottages. The property comes with a **well**, a remote-control gate, automatic irrigation, an insulated **garden house with electricity**, and a **terrace with a gazebo**. On the plot, there is ample space for two vehicles.

The location is popular for the summer activities that can be enjoyed on **Veľké Košariská Lake** such as **water sports or fishing**. The lake is located at the end of the street and new owners will have **access to a private beach**. In Rovinka and Dunajská Lužná, you can find complete civic amenities and the new City Park Rovinka shopping center.

