



## House Three-bedroom (4+1)

€ 1 089 280 | CZK 27 444 410

416 m<sup>2</sup>, Senec, Reča





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Usable area	416 m <sup>2</sup>
Plot	3 312 m <sup>2</sup>
Floor area	280 m <sup>2</sup>
Terrace	136 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	43942

This architecturally unique 3-bedroom villa for sale is located in the sought-after, historically wealthy, aristocratic village of Réca in the Senec district.

The layout of the sunny house consists of an entrance hall with space for built-in wardrobes, a living room with a kitchen and dining area, two bedrooms with **en-suite bathrooms**, a master bedroom with a solitary bath, shower, and toilet, a separate **walk-in closet**, a laundry room, and a guest toilet. Each bedroom has access to the terrace.

The bungalow currently stands on a 3,312 sq. m. plot that is variable in size (while maintaining a 25% built-up area). The house is modular with a steel structure, ensuring flexibility. It is currently in a state of rough construction, including the installation of utilities.

The property is **connected to electricity**, the **municipal water supply**, and it has its **own sewerage treatment plant** and **automatic irrigation with a pump** using lake water. Heating will be provided by a heat pump.

The price of the property includes a handover in a white walls condition, or it is possible to complete the villa to a specific standard for an extra fee of approx. EUR 80,000.

Enjoy active or passive relaxation on the private lake located right next to the property, or on the **Sunny Lakes only 4 min. by car** (8 min. by bike). The village of Réca is a 5 min. drive from the center of Senec and **only a 20 min. drive from Bratislava**.

Interior 280 m<sup>2</sup>, terraces 136 m<sup>2</sup>, land 3,312 m<sup>2</sup>

