

Charming country-style house in a quiet and sought-after location Bratislava - Jarovce

595 000,- EUR

Area: 346 m²

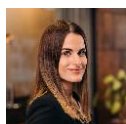
Rooms: 4

Partially furnished

Reference number: 5373

Street: Mandľová

Location: Bratislava V, Jarovce



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Property - details

- › Number of bedrooms: 3
- › Bathroom with toilet: 2
- › Terrace: 20 m²
- › Quiet location
- › Parking spot: 2

Equipment

- › Garden: 450m²
- › Washing machine
- › Cellar
- › Fridge and freezer
- › Gas boiler - independent heating
- › Air-conditioning
- › Fireplace
- › Kitchen exhaust
- › Electric oven
- › Wooden windows

Beautiful 3-bedroom family house with a basement, designed in country style, with a total usable area of 346 m² (260 m² of living space + 66 m² basement/cellar + 20 m² terrace). Nestled in a beautifully landscaped garden with an area of 450 m², the property features rare trees, its own well, garden house (21 m²) and wine cellar, and an additional hidden space for a swimming pool with a terrace or a garden. It is an oasis of greenery and tranquility, offering absolute privacy and relaxation just 10 minutes from the center of Bratislava in Jarovce.

Layout

The house has 2 above-ground floors and one underground floor. The ground floor of 130,3 m² has an entrance hall, bedroom/guest room, kitchen, spacious living room with fireplace, with access to the terrace and a separate bathroom with toilet.

The upper floor, measuring 130,3 m², features a bedroom/guest room, a spacious open plan studio with the possibility of further subdivision and a separate bathroom with toilet.

Underground floor (basement) has an area of 65,8 m². It is a spacious insulated cellar, which can be accessed from the living area and the garden.

The house also has a generous exterior. There is a sun terrace (20 m²), a garden with rare trees and a well (450 m²), a brick garden house (21 m²), a wine cellar, space for a swimming pool with a terrace or a garden.

Equipment

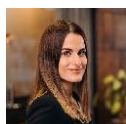
The house is sold partially furnished. The equipment includes a fully fitted kitchen. The house has exterior and load-bearing brick walls and ceramic/wooden beam ceiling construction. The roof is made of clay roof tiles, the house has wooden parquet floors and heating via gas boiler. In the living room there is a fireplace with heating insert. The upper floor is equipped with air conditioning.

Location

The property is located in the original and very pleasant part of Jarovce, just a few kilometers from the Austrian and Hungarian borders. The house offers maximum privacy in a quiet location with complete amenities - the kindergarten as well as the primary school are 350 m away, the Community center and the town office 200 m, groceries within 500 m and the sought-after restaurant Jarovský dvor only 150 m away. In the immediate vicinity there is also well-known Petržalka complex Slnčnice and its shopping and entertainment center Slnčnice Market. The center of Bratislava is just a 10-minute drive away (11 km), with direct access to the D4 motorway located behind Jarovce. The D4 not only connects smoothly to the Austrian A6 motorway, but also intersects with the D2 motorway towards the Czech Republic, the D1 and the R7 expressway.

Price and additional info

Monthly expenses are approximately 200 EUR/month. There are parking spaces for 2 cars on the



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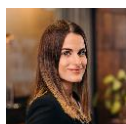
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plot, one of which is under a carport. Additional cars can be parked on the street in front of the house. The house was put into use and approved for occupancy in 2004, then it was renovated 10 years ago.

Video

The video of the house is available here: <https://youtu.be/ipvt7apuyU8>

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