

Family house Bystrická, Marianka

549 000 €



Business name: **HERRY'S s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



FOR SALE 6 ROOMS HOUSE ON A BEAUTIFUL PLOT IN A CUL-DE-SAC IN MARIÁNKA

HERRYS offers for sale a spacious house in the beautiful location of Marianka. This house has 6 rooms and a generous living area of 265 m². In 2021 an extension was realized, which includes a new double garage with workshop and cellar on the ground floor and a spacious bedroom on the second floor. On the second floor there are 3 more bedrooms and a wc with bathroom. Downstairs there is a spacious guest room, wc and living room with kitchen from which we reach the terrace, which is lined with Mediterranean travertine. The renovation of the terrace took place in 2021. It is heated by underfloor heating via a gas boiler. It is situated on a generous plot of 981 m² with a total built-up area of 206 m². In the garden you can spend your free time in the pleasant relaxation area with barbecue, which in the summer months is intertwined with beautiful wisteria. The house is ideal for a family looking for a combination of comfort and natural surroundings.

South orientation

Usable area 265 m² (of which garage 30 m² + cellar 20 m² + workshop 19 m²)

DISPOSITION

At the entrance there are stairs to the upper floor. Through the entrance hall we get to the kitchen connected to the living room, from which we get to the terrace. From the entrance hall we can also reach the guest room or the double bedroom. Next to the stairs there is a toilet. From the double garage we get to the workshop where there is also a toilet, this part of the house is basement. On the second floor there is a toilet with bathroom and a storage room with access to the attic. Through a wide corridor we get to the room adjacent to the bedroom. Through the corridor we then get to the other 2 rooms. In the house there is a double garage, from which we get to the basement workshop/storage. In front of the garage you can conveniently park another 2 cars. The garden can be accessed from



Mgr. Juraj Opálka
juraj.opalka@herrys.sk
0947948905
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the living room, where a large garden with fruit trees awaits us. The garden has a charismatic relaxation area with barbecue

LOCALITY

Natural surroundings with the city within easy reach. A location that provides peaceful living in an exceptional location. Transportation access via the highway provides convenience for people who work in the capital. There are restaurants, fitness center, equestrian area, school and daycare. Mariánka is also characterized by excellent bicycle paths, which are connected to various directions.

BENEFITS

- house with a view
- excellent accessibility from Bratislava
- nature within easy reach
- cul-de-sac
- spacious garden

PRICE

Price 549 000€

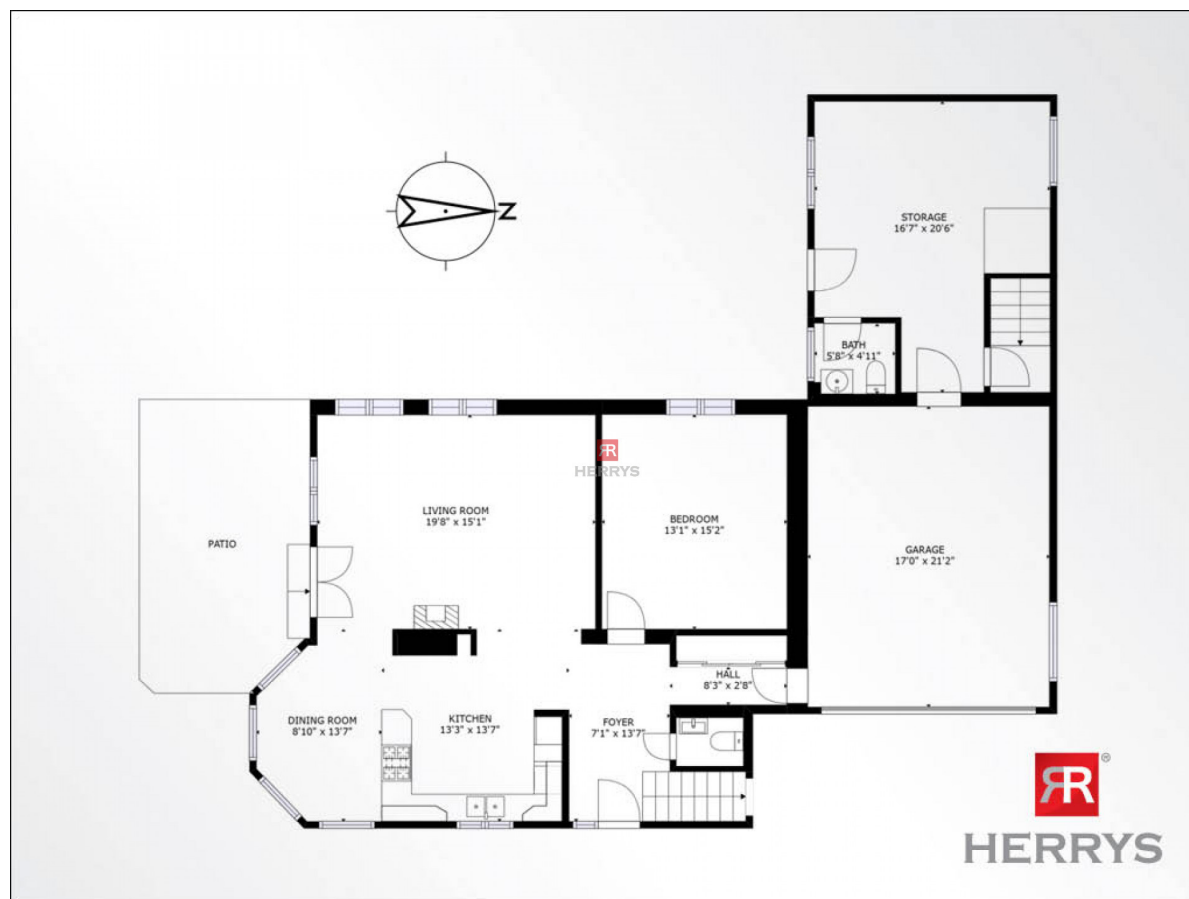
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