

## Family house Riečna, Bernolákovo

**369 000 €**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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



## HERRYS - MODERN 4-BEDROOM HOUSE WITH A GARDEN FOR SALE IN BERNOLÁKOVO

**HERRYS Real Estate Agency** is offering for sale a **charming two-story, 4-bedroom family home with a garden on Riečna Street in the village of Bernolákovo**. The house was built in 2021 and is part of a semi-detached home, featuring a separate entrance and providing ample privacy for comfortable family living.

It is located in a quiet neighborhood among family homes, where you can fully enjoy peace, safety, and a pleasant community atmosphere. An ideal place for a family with children—space for play, relaxation, and quality time together in your own garden. **A home that offers more than just a place to live - it's a place where you can create a true home.**

**Parking is available in two spots** - either directly in the yard or conveniently in front of the house.

**The garden offers more than just greenery** - you'll also find a practical garden shed, which currently serves as a workout space and storage for sports equipment, though how you use it is entirely up to you. An eco-friendly solution is also included in the form of a 3 m<sup>3</sup> rainwater collection tank, which you can use to water the garden.

Floor area of the house: **104.80 m<sup>2</sup>**

Total land area: **457 m<sup>2</sup>** (of which 66 m<sup>2</sup> is built-up area)

Orientation: **south/north**

### Technical information:

- Connections to all utilities: water, sewer, gas, electricity, and fiber-optic network
- Heating: gas boiler, underfloor
- Security: security entrance door, alarm



**Ing. Andrea Kaňuščáková**

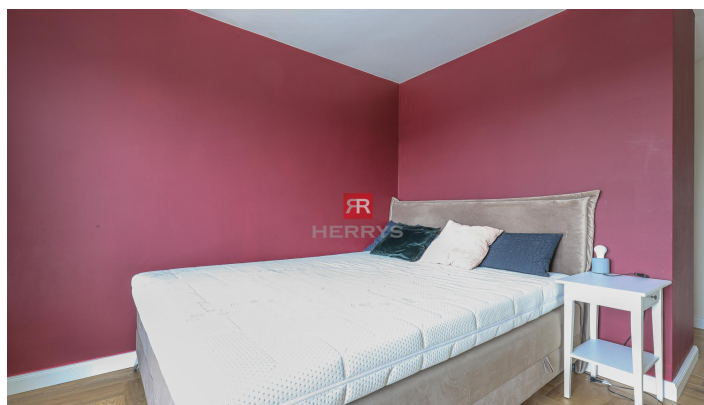
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Ad ID: AK278

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- Air conditioning: yes (living room and 2 south-facing rooms)
- Electric exterior blinds: yes (south-facing rooms)

## DISPOSITION

according to the attached floor plans of both floors

## LOCALITY

The house is located in a pleasant location of family houses Bernolákova, is part of a semi-detached house. In the vicinity there are all the necessary amenities and the location also has excellent accessibility by car to Bratislava.

## BENEFITS

- New construction (2021) – modern, worry-free living, ready to move in
- 4 rooms on two floors – the perfect space for family life and privacy
- Garden with a small cottage – a place for relaxation, play, and personal hobbies
- Convenient parking for 2 cars right next to the house
- Underfloor heating, exterior blinds and air conditioning – comfort in every season
- A secure home with an alarm system and practical features such as rainwater harvesting



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## PRICE

369,000 EUR (including commission and full real estate agency services)

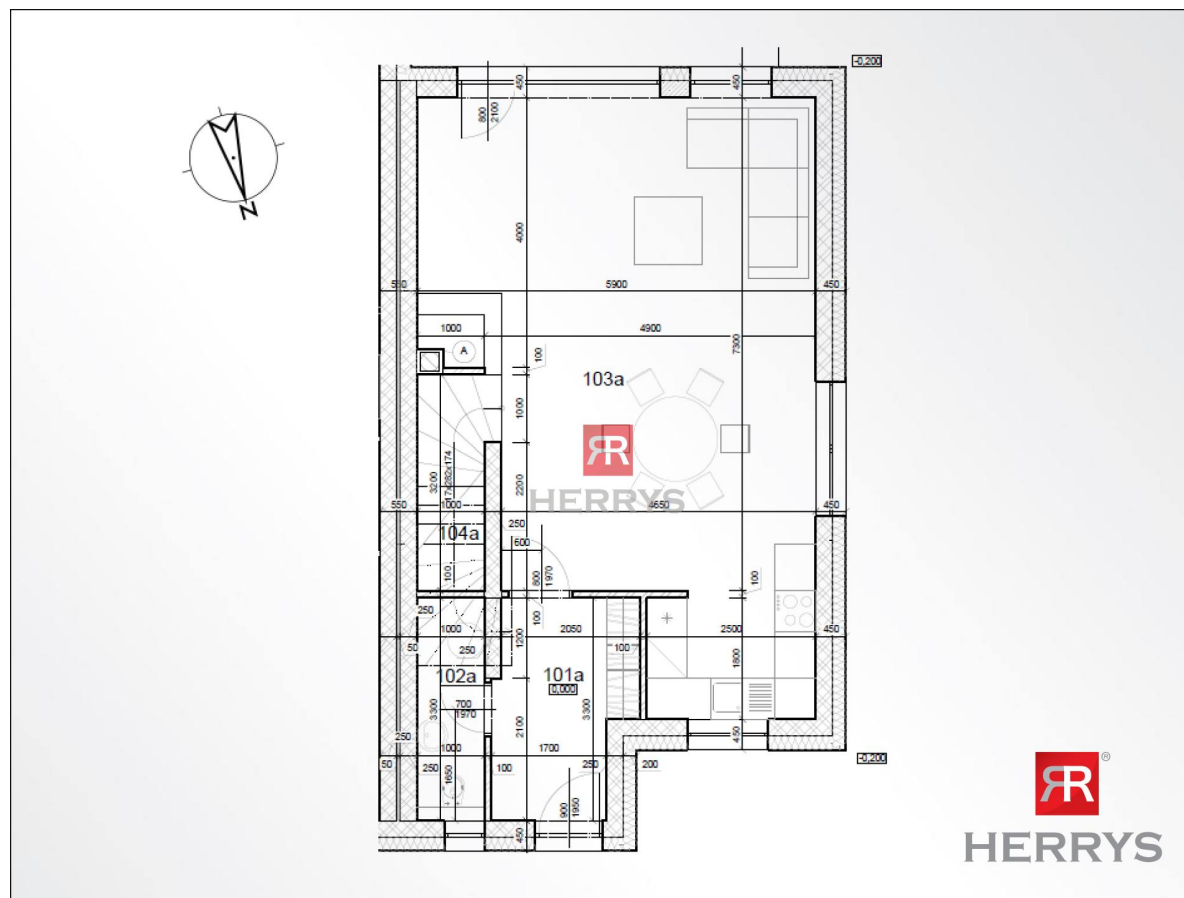
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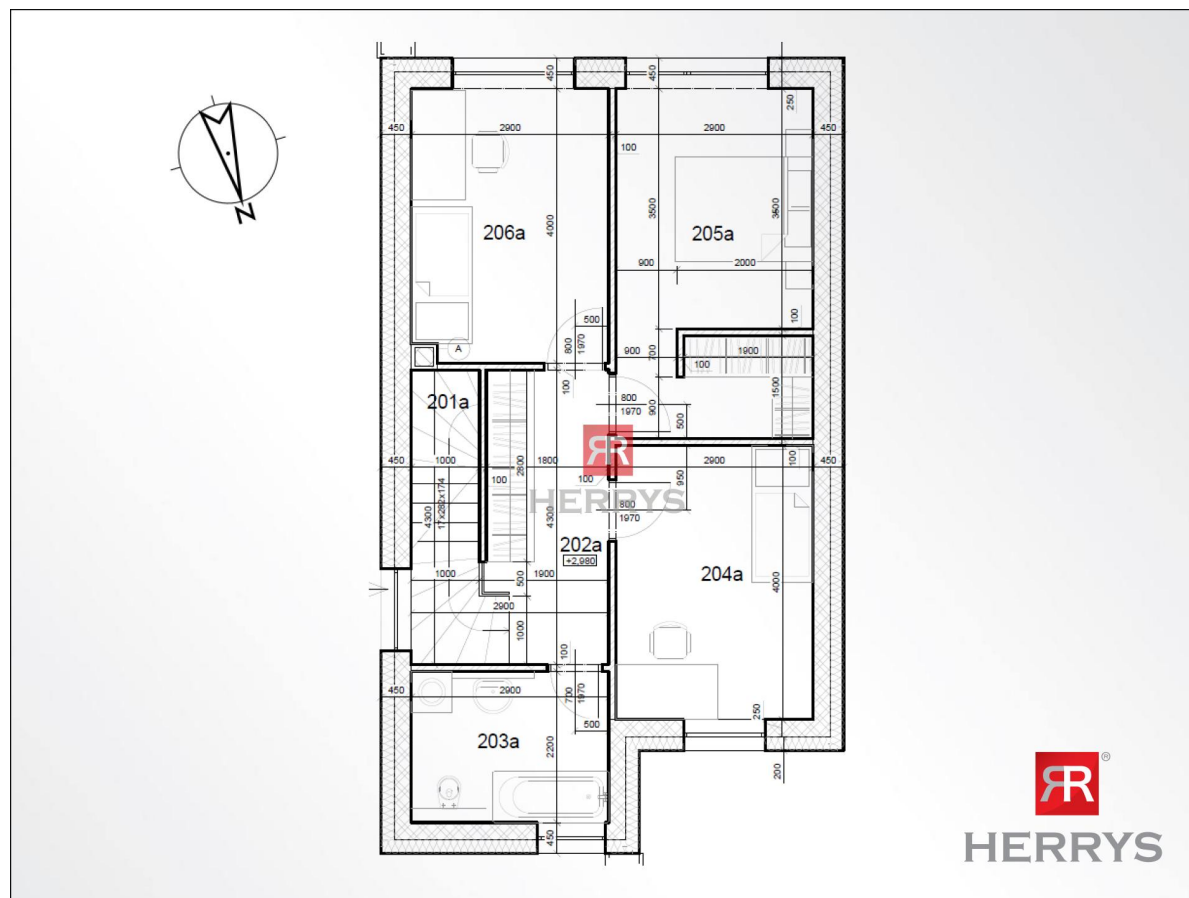
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