

## Family house , Hviezdoslavov

**1 950 €/month**



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 - FOR RENT LUXURIOUS 4-BEDROOM FAMILY HOUSE WITH GARDEN

### HERRYS Real Estate Agency

Exclusively offers you a spacious and modernly furnished 4-room family house with a usable area of 131 m<sup>2</sup>, situated in a quiet and popular location of Hviezdoslavov on Rybníčná Street.

The house is located on a sunny and flat plot in a quiet residential part of the village, which offers ideal conditions for comfortable family living in a pleasant and safe environment. The property is fully furnished and ready for immediate move-in.

The future tenant will especially appreciate the landscaped private garden with automatic irrigation, thanks to which the lawn remains beautifully green throughout the season, a spacious terrace ideal for relaxing or sitting with family and friends during summer evenings, as well as plenty of parking spaces - two parking spaces behind an electric gate and two more in front of the house.

The high standard of materials used, the abundance of greenery in the surroundings and the excellent atmosphere of the entire location create harmonious living for a family looking for peace, privacy and comfort just a stone's throw from Bratislava. A children's playground and a workout zone await you in the garden, which further increases the attractiveness of this property for an active family life.

Pets are not allowed.

### DISPOSITION

The layout of the house consists of an entrance hall, a living room with TV and air conditioning connected to a kitchen with appliances (fridge/freezer, microwave, dishwasher, electric oven, stove), a double bedroom with plenty of storage space, a children's room, a study and a bathroom with a shower, washing machine, dryer, toilet and separate toilet.

### **Bc. Katarína Labáthová, MBA**

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The house has 3 air conditioning units and underfloor heating, which can be regulated in each room. Access to the covered terrace with a size of 18.9 m<sup>2</sup> is possible from the living room.

## LOCALITY

The village is known for its excellent civic amenities - a school, kindergarten, shops and restaurants are within easy reach. There are also good transport connections, making the journey to Bratislava or surrounding towns convenient and fast.

## BENEFITS

This modern family house is situated in the quiet and popular village of Hviezdoslavov, which is an ideal place for comfortable living near Bratislava. The location offers excellent access to the capital, accessible only a few minutes by car, and at the same time a pleasant environment full of greenery, parks and opportunities for relaxation or leisure activities.

- Quiet and safe location ideal for a family
- Spacious interior
- Private garden and terrace
- Quick access to the city center

## PRICE

Rent 1950 EUR/month + utilities 300 EUR (including internet and TV)

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