



## Generous family house in Kráľová pri Senci - reduced price!

**425 000,- EUR**

**Area:** 800 m<sup>2</sup>

**Rooms:** 5

**Furnished / Unfurnished -  
Negotiable**

**Reference number:** 6211

**Street:** Tehelňa

**Location:** Senec



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## Property - details

- › Number of bedrooms: 3
- › Bathroom with toilet: 1
- › Separate toilet: 2
- › New building
- › Brick
- › Sunny
- › Quiet location
- No of floors in the House::2 › Parking spot:

## Equipment

- › Garden
- › Built-in wardrobes
- › Exterior blinders
- › Kitchen exhaust
- › Electric cooker
- › Fridge and freezer
- › Floor heating
- › Gas boiler 6independent heating
- › Aluminum windows
- › Alarm
- › Closet
- › Open space
- › Dining room
- › Dishwasher
- › Electric oven
- › Floor heating
- › Laminate floors
- › Floor tiles

An attractive and modern family house with a usable area of 290.9 m<sup>2</sup> is located in the village of Kralova near Senec on land with an area of 876 m<sup>2</sup>. The original price of EUR 495,000 was temporarily reduced due to quick negotiations.

### LAYOUT

The house is located on 2 floors. The layout consists of an entrance hall with a wardrobe, an open-plan kitchen with a dining area connected to the living room, 3 separate bedrooms, a spacious bathroom with a toilet, 2 separate toilets on the 1st floor and a hallway with glass showcases, a spacious studio/office space (47 m<sup>2</sup>) and a balcony on the 2nd floor. There is access to the garden from the living room and the bedroom.

### EQUIPMENT

The kitchen has built-in kitchen appliances such as a refrigerator with a freezer, el. oven, hood, el. hot plate and dishwasher. The house has water floor heating.

### LOCATION

The village Kralova pri Senci is located in the Podunajsky region. It is in distance about 34 km from the capital Bratislava, approximately 6.6 km from the district town Senec and the Sunny Lakes, which offer wanted swimming opportunities. Due to its location, it is this destination for great living with good transport connections in any direction. In the village there are groceries, a supermarket, a restaurant, catering, children's playgrounds, a kindergarten and an elementary school, library, pharmacy, post office, health center.

### PRICE AND ADDITIONAL INFO

The house provides covered parking space for 2 cars and outdoor parking for 4 cars. The studio/office has a separate entrance with the second staircase. An agreement is possible with quick negotiations. The possibility to buy neighboring land with already approved building permission. The area of neighbouring land is 1296 m<sup>2</sup> and the price is EUR 485 000.

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