



## 4-bedroom house with air conditioning near the forest

**2 500,- EUR/month**  
+ utilities 250,- EUR/month

**Area:** 280 m<sup>2</sup>  
**Rooms:** 5  
**Unfurnished**

**Reference number:** 4197  
**Street:** Líščie údolie  
**Location:** Bratislava IV,  
Karlova Ves



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## Property - details

- › Number of bedrooms: 4
- › Bathroom with toilet: 2
- › Separate toilet: 1
- › Terrace:
- › New building
- › Sunny
- › Quiet location

No of floors in the House::2

› Spot in common ground

## Equipment

- › Garden: 300m<sup>2</sup>
- › Sauna
- › Alarm
- › Fireplace
- › Open space
- › Dishwasher
- › Floor heating
- › Wooden parquet
- › Wooden windows
- › Air-conditioning
- › Safety door
- › Sattelite
- › Built-in wardrobes
- › Larder
- › Electric oven
- › Floor heating
- › Gas boiler - independent heating
- › Internal blinds

Quality 2-storey house is situated in a quiet location Líščie údolie in Karlová Ves.

## LAYOUT

On the ground floor there is an entrance hall with wardrobes, a guest WC and a technical room. Spacious kitchen with open plan living area with access to the garden terrace. In the second part of the ground floor there is a guest room with bathroom and toilet. Upstairs there are 3 separate bedrooms (two with a balcony), a bathroom with a toilet and a sauna.

## EQUIPMENT

The house is air-conditioned, has gas heating (with an economical condensing boiler), wooden parquet, interior blinds, fireplace in the living room and alarm. The kitchen has built-in electrical appliances, a pantry and space for a large dining table. The garden with a shelter, a parking space for two cars has an area of about 300 m<sup>2</sup>.

## LOCATION

The location is conveniently accessible by car to the city center within 10 minutes and to the city bypass within 4 minutes. The British International School is 10 minutes drive away. In the vicinity of the house there is a family house and a forest park.

## PRICE AND ADDITIONAL INFO

The rental price does not include utilities in the amount of 250 EUR/month. The house has 3 parking spaces in the garage. The house is available from 1.8.2024.

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