



## Spacious family house in a dead-end street in Borinka

**440 000,- EUR**

**Area:** 274,83 m<sup>2</sup>

**Rooms:** 6

**Furnished / Unfurnished -  
Negotiable**

**Reference number:** 6214

**Street:** Borinka

**Location:** Malacký Borinka



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## Property - details

- › Number of bedrooms: 5
- › Bathroom without toilet: 2
- › Separate toilet: 3
- › Terrace: 9,3 m<sup>2</sup>
- › Quiet location

## Equipment

- › Fireplace
- › Laundry
- › Gas boiler - independent heating
- › Cellar
- › Wooden parquets
- › Floor tiles

No of floors in the House: 4 › Energy certificate: not elaborated

- › Parking spot:
- › Detached garage 1

The spacious family house is located in a condominium of nine family houses with its own access road in the village of Borinka, district of Malacky. The house was approved in 1996, has 2 above-ground floors, 1 underground and a large attic space. The total floor area of the family house is 274.83 m<sup>2</sup> (without attic space) + garage with remote control gate 19 m<sup>2</sup> + terrace 9.30 m<sup>2</sup>. The area of the land is 829 m<sup>2</sup>, of which the share of common roads is 52 m<sup>2</sup>.

## Layout

The ground floor consists of an entrance hall, a hall, a toilet, a kitchen, a pantry, a dining room, a living room with a fireplace and a winter garden. On the second floor there are 5 rooms, a bathroom with a corner bathtub, two sinks and a bidet, and a separate toilet. The house also has an underground floor, which consists of a storage area, a spacious bathroom with a storage area, a bathtub, a sink, a laundry room, a technical room with storage, a wine room and a separate toilet.

## Equipment

The house is insulated, gas is installed in the house and heating is provided by a gas boiler. There are parquet floors in the rooms, corridors and stairs, ceramic tiles are laid in the kitchen, in the hall, in the toilets and in the bathroom. Behind the house is a beautiful garden, tall conifers and an orchard create perfect privacy for relaxing in the circle of the closest. The garden has a greenhouse, a garden house, a compost bin, a shower and a private well for watering the garden. From the back of the property there is a special exit towards the Carpathians (meadows, fields) - a great starting point for walks.

## Location

Thanks to its location on the edge of the Carpathians, Borinka offers peaceful living surrounded by forests with good access to the capital. Bratislava is about 25 km away, Malacky 20 km, Stupava 5 km. The peace in Borinka is enhanced by the fact that it is not a transit village, but a destination.

## Price and additional info

Parking for one car is possible in the garage, parking is also possible in front of the garage and in front of the family house. Visualizations of the interior and photos of the current state are in the photo gallery.

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