



## House Four-bedroom (5+kk)

201 m<sup>2</sup>, Senec, Miloslavov, Levandulová

€ 699 000 | CZK 17 013 660



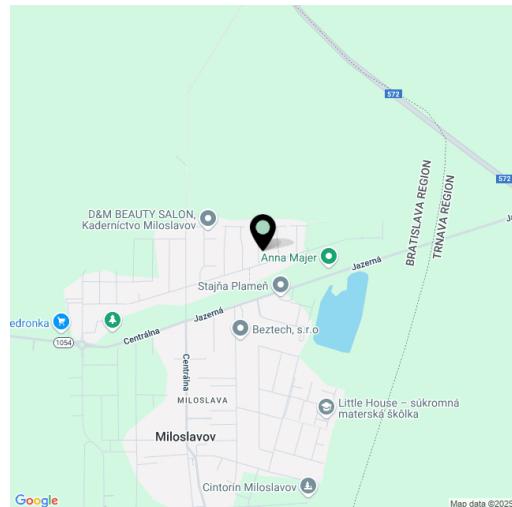


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Total area	201 m <sup>2</sup>
Plot	650 m <sup>2</sup>
Floor area	176 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Double garage + 2 parking spaces in the courtyard
Cellar	-
PENB	A
Reference number	109582



**This one-story and tastefully furnished house with a swimming pool, landscaped garden, and parking in the garage is located in a quiet residential part of the village of Miloslavov, offering an ideal combination of privacy, comfort, and excellent accessibility to the center of Bratislava.**

The ground floor consists of an entrance hall with storage space, a bathroom (with a toilet and shower), a **double garage**, and access to the living area, which is dominated by a spacious and bright living room connected to the kitchen and **covered terrace**. The feeling of free space and plenty of light are provided by the above-standard high ceilings (3.65 m). The NESIA kitchen is fully equipped with Bosch appliances. The master bedroom has a **large dressing room** and an en-suite bathroom with a bathtub and access to the **garden**. There is a laundry room and 3 additional bedrooms.

The **high-standard facilities** include gas underfloor heating, **air-conditioning**, aluminum windows, exterior blinds, bespoke **NESIA** furniture throughout, and a **Sonos sound system** in the living room. On the property is a **heated infinity pool** (7.5 x 4 m), covered outdoor seating, a summer kitchen, a landscaped garden with **automatic irrigation**, and a **garden house**. There is also a smaller building (21 m<sup>2</sup>) which serves as a beauty salon. The family house is equipped with an alarm and camera system. Parking is provided in the double garage and on 2 outdoor parking spaces in the yard.

The village of Miloslavov is located **8 km from Bratislava**. It's home to a complete range of civic amenities: a kindergarten, a primary school, a post office, a municipal office, supermarkets, a pharmacy, a police station, shops, café, a church, a community centre, and a cultural centre. Nearby, there are opportunities for leisure activities (X-Bionic Sphere, **Košariská Lake**, a bike path).

Total usable area 201 m<sup>2</sup>, terrace 25 m<sup>2</sup>, land 650 m<sup>2</sup>.