



House Three-bedroom (4+kk)

€ 299 000 | CZK 7 277 660

93 m², Malacky, Rohožník





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|------------------|-----------------------------------|
| Plot | 497 m² |
| Garden | 353 m² |
| Parking | 2 parking spaces in the courtyard |
| Cellar | - |
| PENB | A |
| Reference number | 109694 |

In a quiet residential part of the village of Rohožník, we offer this three-bedroom family house for sale with a swimming pool, garden, and a garden house. This newly built family house meets the requirements for comfortable living with an emphasis on practicality, safety, and privacy.

The layout offers an airy living area with a living room connected to the kitchen equipped with built-in **Bosch** appliances and direct access to the **covered terrace**. The separate closet with a utility room, three bedrooms including a bedroom with a walk-in wardrobe, a **bathroom with a bathtub** and shower, and a separate toilet by the entrance provide complete facilities for family living. The walk-up attic offers superior storage space.

The plot is completely landscaped and privacy is guaranteed by a covered **terrace** with an electric awning, a swimming **pool**, its **own well**, and a brick **garden house**. Parking is provided by two spaces on a private area in an enclosed courtyard with a remote-controlled gate. The property is connected to all utilities, and is equipped with CCTV and a security system.

The village of Rohožník is located in the Malacky district (the first village after Malacky) and lies in the Záhorie lowland at the **foot of the Little Carpathians**. It is surrounded on one side by the Little Carpathians and on the other by a flat pine forest. The Rohožnický Brook and the Rudávka Brook flow through the village. The **distance to Malacky is 15 minutes** and to Bratislava approximately 35 minutes by car.