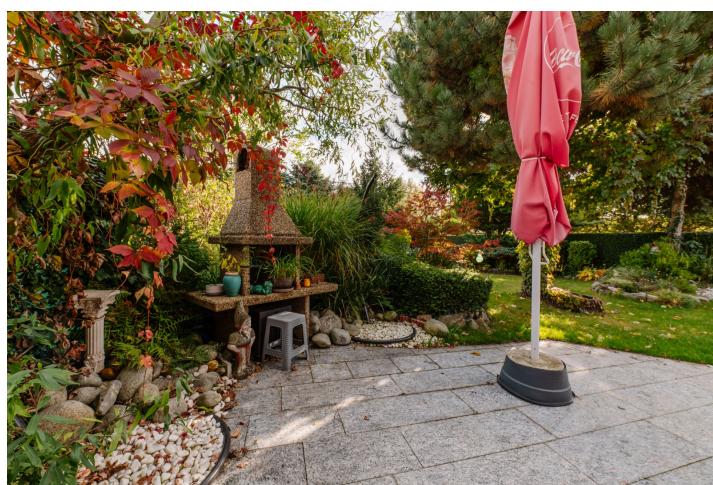




## House One-bedroom (2+kk)

€ 135 000 | CZK 3 285 900

35 m<sup>2</sup>, Senec, Hamuliakovo, Havrania ulica



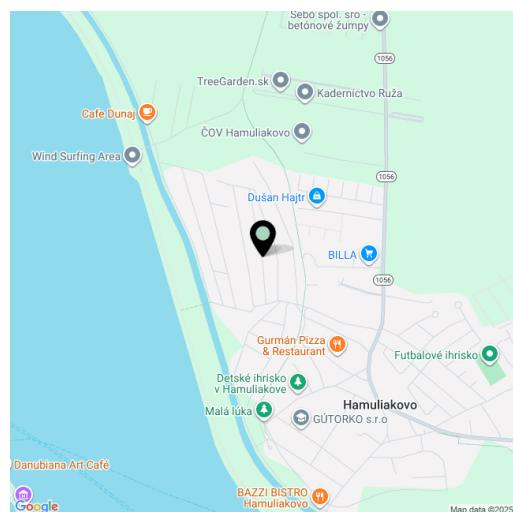


## House One-bedroom (2+kk)

€ 135 000 | CZK 3 285 900

35 m<sup>2</sup>, Senec, Hamuliakovo, Havrania ulica

Plot	355 m <sup>2</sup>
Parking	-
Cellar	-
Service price	20 EUR monthly
PENB	C
Reference number	111045



**Garden cottage with a flat plot in a peaceful part of Hamuliakovo, just a few minutes' walk from the banks of the Danube River. This property is an ideal place for weekend relaxation in nature or cozy year-round living in a lush green setting. Thanks to its quiet location, sunny southeasterly orientation, and well-maintained garden, it offers a harmonious combination of comfort and rural tranquility within easy reach of Bratislava.**

The basement of the cottage consists of a cellar space used as a tool and wood storage area or a small workshop. The ground floor includes a living room with a **fireplace**, a bathroom with a shower and toilet, and a kitchen with direct access to an outdoor seating area. In the attic is a small bedroom overlooking the garden.

The cottage was built in 1995. The exterior features a well-maintained plot with an area of 355 m<sup>2</sup>. The outdoor space includes a **fireplace** with seating, ideal for summer barbecues and evening gatherings with family or friends. The property also has its own **well** and septic tank, and access is provided via a gravel road.

Hamuliakovo is one of the most popular recreational areas with excellent accessibility to the capital city. The Danube River is only a few minutes' walk away and offers opportunities for fishing, water sports, and walks along the riverbank. A popular bike path to Bratislava runs directly along the dam and measures approximately 18 km. Nearby villages such as Kalinkovo, Šamorín, Dunajská Lužná, and Rovinka offer full civic amenities and convenient connections to the city.

Usable area: 35 m<sup>2</sup> land: 355 m<sup>2</sup>