



Amazing 6bdr house 240m<sup>2</sup>, unfurnished, pool, garage, area 800m<sup>2</sup>, forest  
Bratislava III - Nové Mesto - Brečtanová

FOR RENT

4 900 €/Month  
+ utilities

Property ID: 819312

#### Condition

**Furnishing:** unfurnished

#### Size

**Number of rooms:** 7

**Usable area:** 240 m<sup>2</sup>

**Total area:** 311 m<sup>2</sup>

**Land area:** 800 m<sup>2</sup>

#### Floor

**Number of floors:** 3

#### Parking

yes

**Garage:** yes

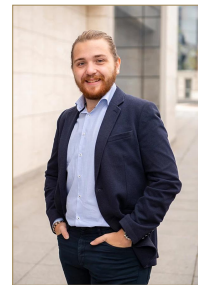
#### Property equipment

**Loggia:** yes

**Terrace:** 43.00 m<sup>2</sup>

**Fire place:** yes

**Swimming pool:** outdoor



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## Property description

**Amazing 6bdr house 240m<sup>2</sup>, unfurnished, pool, garage, area 800m<sup>2</sup>, forest - office next to house with separated entrance**

### Disposition:

total area 236,12m<sup>2</sup> + 33m<sup>2</sup> and 10m<sup>2</sup> terrace; 4,50m<sup>2</sup> loggia; 27,53m<sup>2</sup> garage; land area 796m<sup>2</sup>; 3 storey house

**Entrance floor:** Entrance hall with wardrobe, hallway, dining room with billiard/dining table, separated unit with room, bathroom with shower and WC; living room with terrace entrance connected to fully equipped kitchen with dining pult and pantry; entrance to the backyard with garden and outdoor sitting.

**Up floor:** Hall, 3x bedroom (one with loggia), bathroom with shower and WC, second bathroom with bath.

**-1 floor:** Hall, separated WC, laundry room, another laundry room, separated spacious wardrobe, storage room, garage.

**Separated part of house (own entrance) with 2 rooms and bathroom with shower and WC and an entrance to outdoor covered terrace.**

### Equipment:

House is available for rent unfurnished - except furniture in the separated part + billiard/dining table. Lot of storage spaces thanks to built in wardrobes and -1 floor; fully equipped kitchen with pantry; washing machine and clothes dryer included; large freezer;

Outdoor furniture on the terrace and covered backyard area; fire place in the living room. Outdoor covered pool (can be used from April till October); interior fire place but also outdoor fire place.

Absolutely unique garden with direct entrance to forest.

After agreement with owner furniture can be added.

### Location:

House is situated in a lucrative and quiet part of Koliba in a dead end street right next to the forest - just a few houses on the street; perfect location for sport activities, hiking, walks in nature.

Complete civic amenities in the neighbourhood - all kinds of restaurants, grocery store Tesco Express, schools; perfect access by car and public transport.

### Price and additional info:

Price does not include: 300€ electricity; 250€ gas + water costs + **real estate agent commission**

Parking in the garage + on the property yard and on the road in front of the house.

Internet connection is not included.

Suitable for a client who is looking for unique living in an amazing area with a great garden which provides all the benefits of

the city yet with privacy and peace.

Dogs and cats are welcomed after agreement with owner.

Also great for living and business under one roof - also can be rented only for company use.

**We are looking forward to see you at the viewing!**



Link to property



Video

**Rodinný dom - prízemie**  
**Family house - ground floor**

**Brečtanová ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	VSTUPNÁ CHODBA/ENTRANCE HALL	1,95	m <sup>2</sup>
102	ŠATNÍK/WARDROBE	4,54	m <sup>2</sup>
103	IZBA/ROOM	22,00	m <sup>2</sup>
104	SCHODISKO/STAIRWAY	2,80	m <sup>2</sup>
105	OBÝVACIA IZBA/LIVING ROOM	34,33	m <sup>2</sup>
106	KUCHYŇA/KITCHEN	11,83	m <sup>2</sup>
107	KOMORA/PANTRY	1,48	m <sup>2</sup>
108	CHODBA/HALL	2,36	m <sup>2</sup>
109	KÚPEĽŇA/BATHROOM	3,00	m <sup>2</sup>
110	TOALETA/TOILET	1,53	m <sup>2</sup>
111	IZBA/ROOM	16,02	m <sup>2</sup>
112	CHODBA/HALL	7,51	m <sup>2</sup>
113	IZBA/ROOM	14,40	m <sup>2</sup>
114	IZBA/ROOM	10,20	m <sup>2</sup>
115	KÚPEĽŇA/BATHROOM	4,86	m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>138,81</b>	<b>m<sup>2</sup></b>
116	TERASA/TERRACE	33,00	m <sup>2</sup>
117	TERASA/TERRACE	10,00	m <sup>2</sup>



**Rodinný dom - poschodie**  
**Family house - floor**

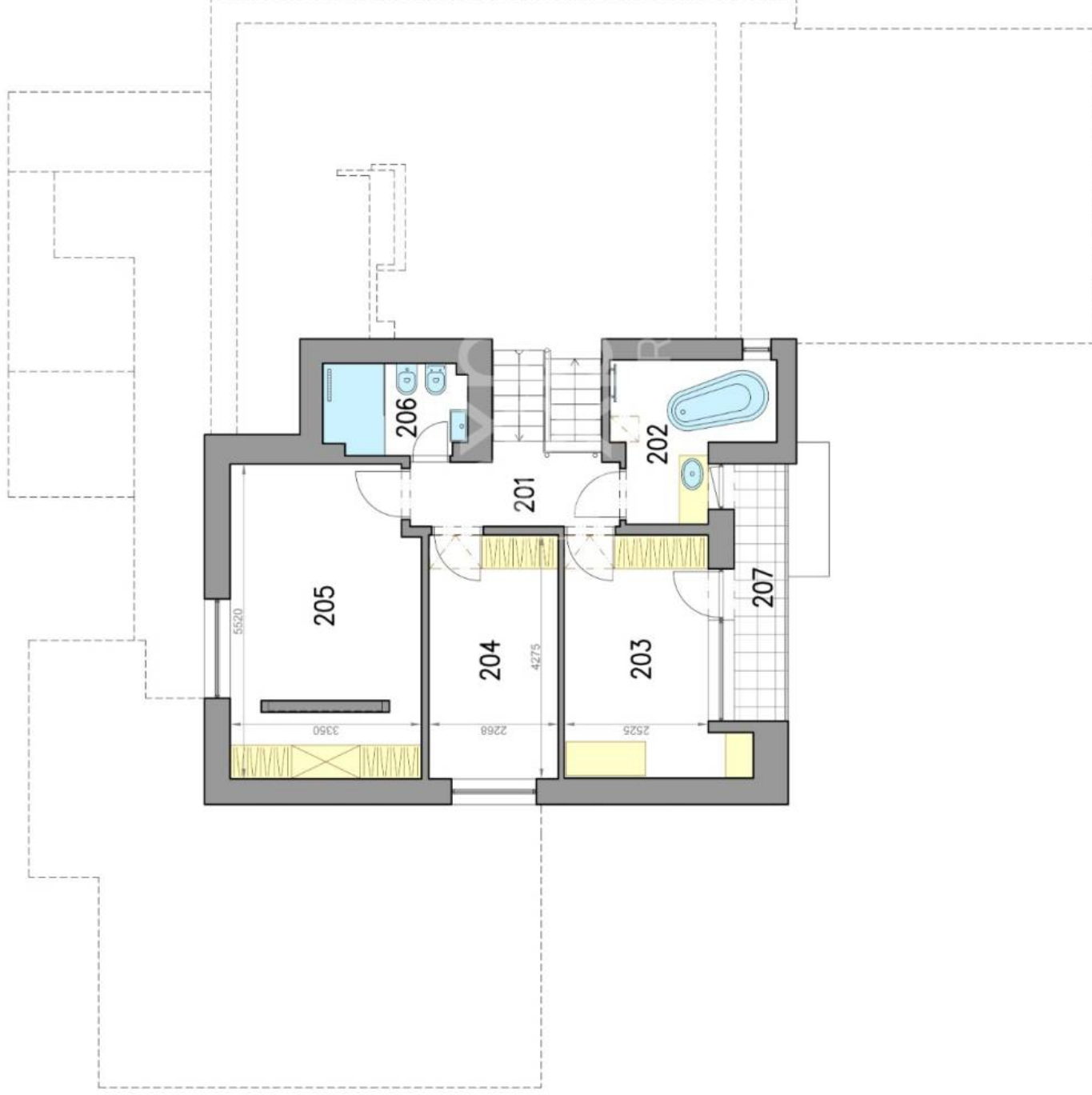
**Brečtanová ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

201	CHODBA/HALL	4,85 m <sup>2</sup>
202	KÚPEĽŇA/BATHROOM	6,31 m <sup>2</sup>
203	IZBA/ROOM	11,40 m <sup>2</sup>
204	IZBA/ROOM	9,70 m <sup>2</sup>
205	IZBA/ROOM	17,60 m <sup>2</sup>
206	KÚPEĽŇA/BATHROOM	4,00 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>53,86 m<sup>2</sup></b>	
207	LODŽIA/LOGGIA	4,50 m <sup>2</sup>



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**Rodinný dom - suterén**  
**Family house - basement**

**Brečtanová ulica**  
**Bratislava III**

LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS

001	SCHODISKO/STAIRWAY	1,50 m <sup>2</sup>
002	CHODBA/HALL	8,70 m <sup>2</sup>
003	PRÁČOVŇA/LAUNDRY ROOM	4,23 m <sup>2</sup>
004	TECH. MIESTNOSŤ/TECH. ROOM	8,72 m <sup>2</sup>
005	ŠATNÍK/WARDROBE	12,15 m <sup>2</sup>
006	SKLAD/STORAGE	7,10 m <sup>2</sup>
007	TOALETA/TOILET	1,05 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>43,45 m<sup>2</sup></b>
008	GARÁŽ/GARAGE	27,53 m <sup>2</sup>



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