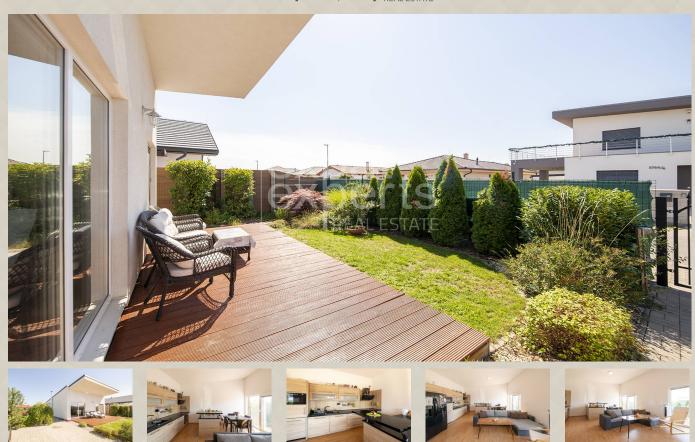
expat experts



Sale Family house, Fialková, Senec, Slovakia Senec - Fialková

FOR SALE

209 000 € (2 940 € / m²)

Property ID: 638014

Condition

New building: yes Furnishing: furnished Terrain: plain Access road: asphalt road Building material: wooden construction Year of construction: 2014 Year of building approval: 2015

Size

Number of rooms: 3 Usable area: 71 m² Total area: 85 m² Land area: 313 m² Built up area: 111 m²

Floor

Number of floors: 1

Property equipment

Bathroom: 1x, bath Windows: plastic Terrace: 14.00 m² Fire place: yes Internet connection: optics Cable TV: yes Heating: own - electric Waste disposal: separable Water: water well and public watersupply Electricity: 230/400V Sewerage: yes Energy certificate: B



www.expat.sk

Parking

expat experts

Property description

We offer for sale an ecological, modern, one-storey 3-room family house with an area of 70.5 m², built on a plot with an area of 313 m², terrace, landscaped garden, gazebo, tool house, 2 parking spaces . The house is part of a complex in the famous Senec Gardens, suitable for living or as a weekend house in famous Senec locality.

3D tour: https://my.matterport.com/show/?m=SSAwX8MdqYh

BASIC PARAMETERS:

The house was approved in 2015, it is an ecological wooden building, with excellent thermal insulation, fireproof and soundprotected insulation property. Energy certificate B, in the test of air permeability of the perimeter structure only 0.59 h-1, which are the parameters of a passive house. The family house is designed as a detached building, one-storey, ground floor with a sloping roof and good layout. The life of the house is more than 100 years. The house is connected to water supply, sewerage, el. energy, well in the garden.

The house has a terrace of 14 m², gazebo 12 m², garden house for tools, elevated flower bed for growing vegetables, landscaped ornamental garden and parking for two cars directly on the plot. The land has a total area of 313 m².

House equipment: quality tiles, plastic windows with internal blinds and nets (3-glass in the living room and kitchen, 2-glass in the rooms), the possibility of exit to the terrace and garden from the kitchen and rooms, plastic front door, floating floors. Heating and hot water is for electricity. In the living room there is a fireplace, which playfully heats the entire space of the house. Connection to optical internet and KTV.

HOME DISPOSAL AND EQUIPMENT:

We enter the corridor, from which on the left side it is possible to enter two separate impassable rooms, a bathroom (bath, washbasin, toilet) and a technical room. To the right is the day area, which consists of a living room, kitchen and dining area. The kitchen has built-in appliances dishwasher, induction hob, extractor hood, electric oven and plenty of storage space. There is also a large fridge with freezer. The technical room is equipped with an electric boiler for hot water heating, there is a washing machine and a storage shelf assembly in the room. The property is sold fully furnished.

COSTS:

Monthly costs are only 84 Euros.

PARKING:

The house has 2 reserved parking spaces directly on the plot. In addition, it is possible to park two more cars on the driveway to the house.

LOCATION:

The Senec Gardens Residence provides safe living and a community friendly to children and young people. The residential complex is located in the southwestern part of Senec. The location of the area is connected to the comprehensive infrastructure of the services of the city of Senec by public and suburban transport. There are cycle paths in the area with connections to international routes. The Tesco supermarket with shopping area is only 5 minutes away.

Probably one of the most important parts of the complex is the local nursery and cafe. The residence has a pond (swimming possible) and Activities park (sports complex) or Party zone for sitting and grilling.

PRICE: 209.000- Eur, including complete real estate and legal services.



The property is suitable for a young family or seniors, for whom low costs, ecological environment will guarantee trouble-free living. Community housing, excellent neighborly relations are guaranteed! Feel free to make an appointment today.

@ project Senec Gardens @ engaged new building@ 1 new

 \Diamond

 \diamond

expat experts



 \Diamond







 \Diamond











3D preview



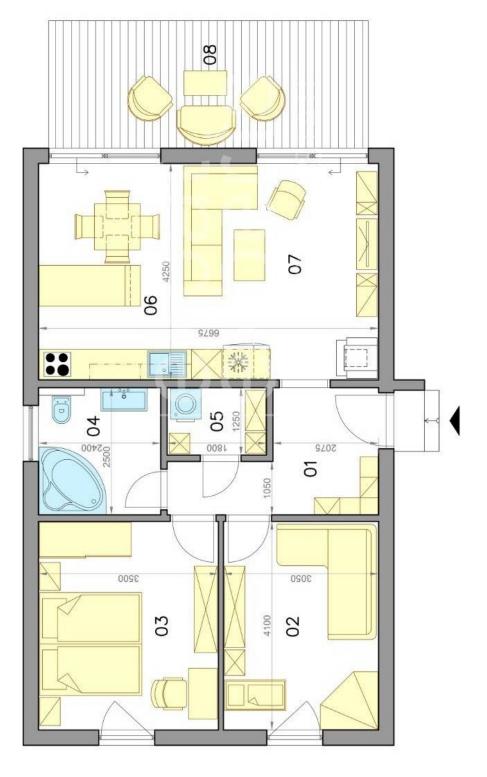
Link to property

www.expat.sk

 \diamond



Video





3-izbový rodinný dom 2 bedroom family house

Fialková ulica

Senec

$14,0 m^{2}$ 70,52 m² 01 VSTUPNÁ CHODBA/ENTRANCE HALL 7,14 m² 12,50 m² 14,24 m² 6,02 m² 2,30 m² 11,93 m² 07 OBÝVACIA IZBA/LIVING ROOM 16,39 m2 LEGENDA MIESTNOSTI/LEGEND OF ROOMS 05 PRAČOVŇA/LAUNDRY ROOM PLOCHA CELKOM/TOTAL AREA 04 KUPELŇA/BATHROOM 06 KUCHYŇA/KITCHEN 03 SPALNA/BEDROOM 08 TERASA/TERRACE 02 IZBA/ROOM



Výmery majú iba informatívny charakter © Expat Experts / Ing. Miroslav Strelec

6