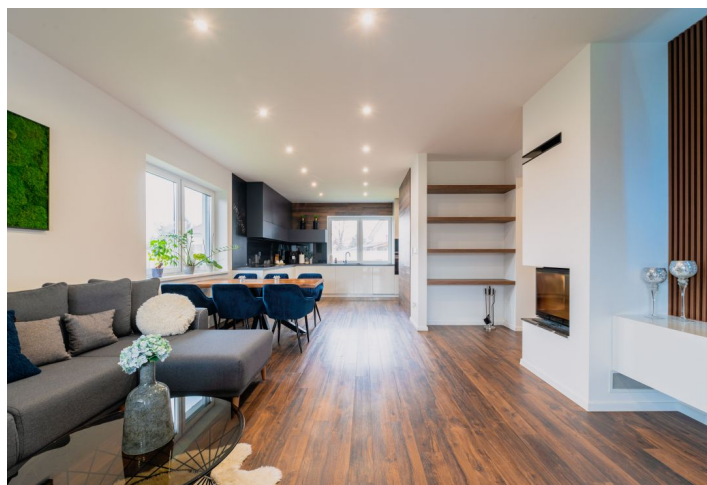




## House Four-bedroom (5+kk)

€ 320 000 | CZK 7 852 800

223 m², Dunajská Streda, Povoda





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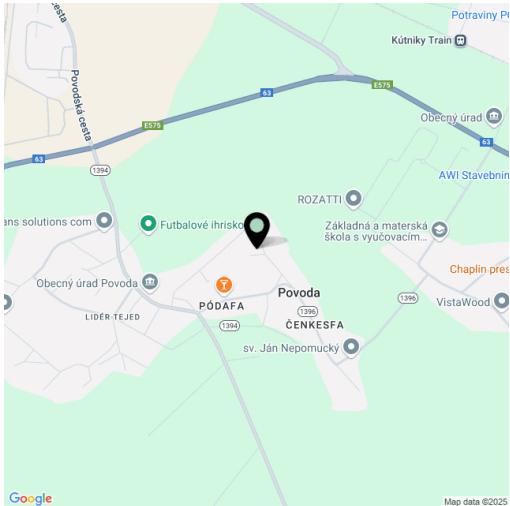
Total area	223 m²
Foot print	223 m²
Garden	748 m²
Floor area	173 m²
Terrace	12 m²
Parking	Yes
Garage	38 m²
Cellar	-
Service price	80 EUR monthly
PENB	A
Reference number	107472

This energy-efficient one-story family house with an A1 energy certificate has a garage, covered terrace, underfloor heating, and a fireplace. The house is surrounded by a landscaped garden with its own well. Located close to Dunajská Streda, ensuring quick connections to main traffic routes as well as amenities within easy reach.

The day section of the house consists of an open space kitchen with a hidden pantry, dining room, and living room with access to a covered almost 12 m² terrace. The night section is divided by a long corridor with a skylight. In this part, there are **four bedrooms** overlooking the **garden**, while two rooms also have direct access to the garden. The master bedroom has a walk-in closet and an en-suite bathroom. There is also a bathroom with a double sink, bathtub, and shower, and a further separate toilet. The garage leads to an illuminated attic, which serves as a storage space of 50 m².

The house has 6-chamber plastic windows with triple glazing and **exterior electric blinds**, MASONITE interior doors, and aluminum entrance doors. HERZ **underfloor heating**, a **fireplace** with vents, and active controllable ventilation. In the utility room is a 200l boiler, washing machine with a dryer, and mechanical water filter. The house is custom furnished, including the kitchen with built-in appliances from Siemens and BOSCH. The double garage has a Hörmann electric gate, and the house also has a camera system and video doorman. The garden is landscaped and has a green lawn and an irrigation system connected to its **own well**.

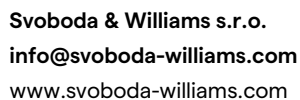
The village of Povoda is located in the central part of Žitný Island. The southern border of the village's built-up area is formed by the Gabčíkovo-Topoľníky canal. It is located 3 km south of Dunajská Streda with complete civic amenities, 30 minutes by car to Bratislava.





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