

**Family house**  
**, Lehnice**  
**229 000 €**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR SALE LAST 2 FAMILY HOUSES IN A CUL-DE-SAC IN THE VILLAGE OF LEHNICE

**Real estate agency HERRYS offers for sale two 4i family houses in the village of Lehnice.** The houses were designed as 5i, so by adding a partition on the lower floor it is easy to add a fifth room. Both houses are located in a cul-de-sac, the environment thus provides sufficient privacy. The built-up area of the house is 71.65 m<sup>2</sup>. The usable area of the house is 113.75 m<sup>2</sup> on a plot of 287 m<sup>2</sup>.

The house has a gable roof with Foliarex foil and a storage space of about 15 m<sup>2</sup>. It is built of Leier brick and insulated with 12 cm cladding. It has underfloor heating, which is connected to a gas boiler. The house is connected to all networks optics and has a well.

**Orientation - Southwest**

**Usable area - 113,75 m<sup>2</sup> of which the house 107 m<sup>2</sup> + storage space under the roof**

**Land - 287 m<sup>2</sup>**

House furnished in standard - 234 000 € lamino parquet, ceramic tiles, grout,



**Mgr. Juraj Opálka**  
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Ad ID: JO\_LEHNICE\_DOMY

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House bare house - 229 000€

## DISPOSITION

You enter the house through a spacious entrance hall, living room with kitchen, downstairs bathroom with shower and wc, on the upper floor there are 3 bedrooms and a bathroom with bath and wc.

## LOCALITY

Good accessibility to BA by new highway (30 min). Excellent recreational area - X-BIONC, connection to the cycling route Vojka - Gabčíkovo, ZOO Malkia, Slovakia ring, golf course in Báč or Thermal park in Dunajská Streda.

## BENEFITS

- good accessibility to BA by the new motorway (30 min)
- civic amenities
- Lehnický Chateau Park
- Restaurants - fisherman's tavern, pizzeria, bowling alley
- Excellent recreational area - X-BIONC, connection to the cycling route Vojka - Gabčíkovo, ZOO Malkia, Slovakia ring, golf course in Báč or Thermal park in Dunajská Streda.

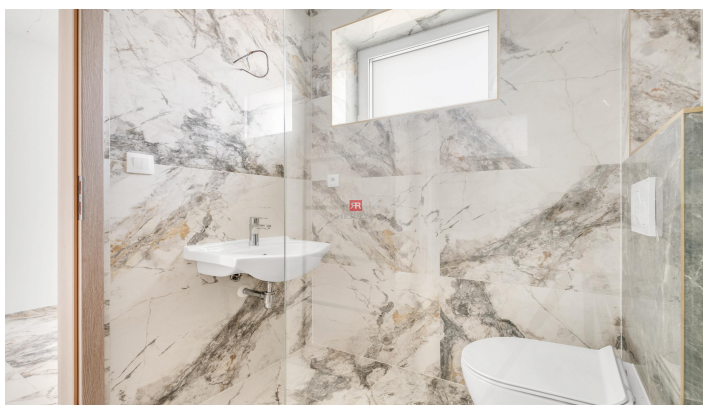
## PRICE



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Price at home 229 000€ Price in standard 234 000€

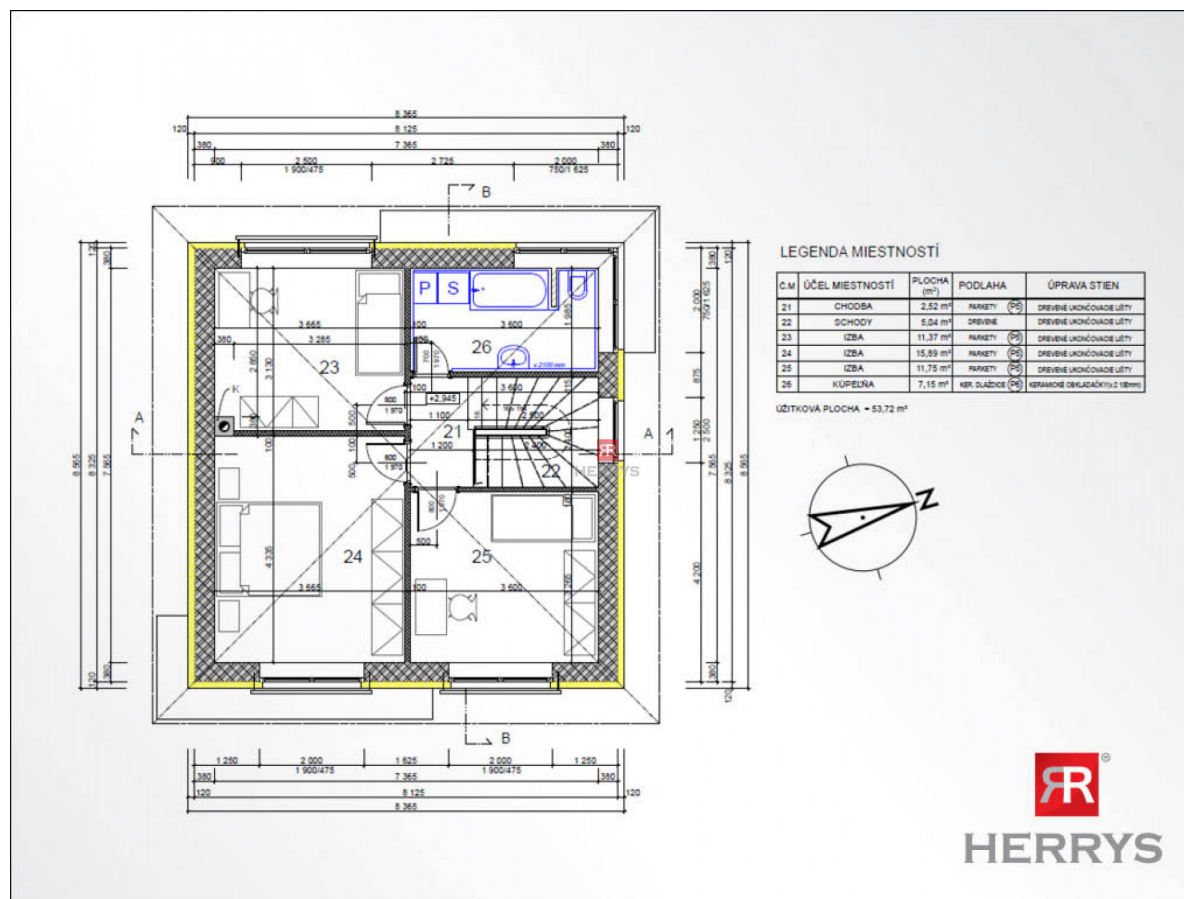
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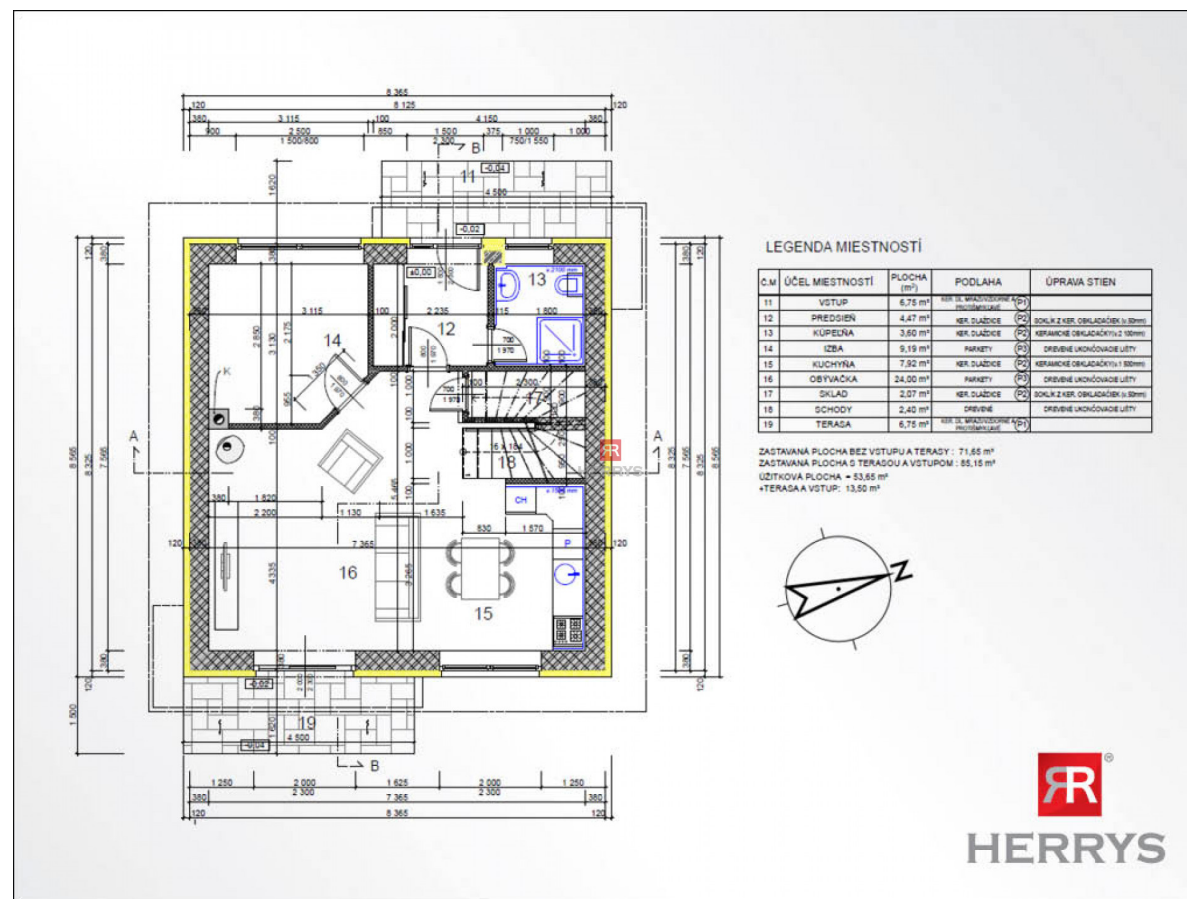
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