

# SPACIOUS TWO-STORY FAMILY HOUSE WITH CELLAR AND GARAGE IN VARÍN

**176 M2**  
AREA

**165 000 €**  
PRICE

**VARÍN**  
LOCATION

## OTHER CHARACTERISTICS

**LAND**  
**356 M2**

**USABLE AREA**  
**280 M2**

**BALCONY**  
**16 M2**

**GARAGE**  
**2 CARS**

## DESCRIPTION

We offer for sale a family house under construction with a garage for two cars and a plot of land of 356 m2 in the sought-after location of the village of Varín. The built-up area of the house is 176m2 and the garage is 57m2, which together makes the total area of the land 589m2. Porfix material was used for the construction of the house, and since the house is under construction, the new owner can design it according to his own ideas, while we can provide him with the finishing of the property to the final stage as part of our additional services.

The property itself consists of two above-ground floors and has a complete basement, which is indicated by four separate cellars, while in one of the cellars there is a preparation for a boiler for both solid fuel and gas.

### DISPOSITION OF PROPERTY

On the first above-ground floor there is an entrance hall from which you can reach a spacious room that can be used as a living room connected to the dining room and kitchen, to one separate room, a bathroom and a separate toilet. Between the toilet and the room there is another corridor, from which you can reach the cellar and the second floor above ground by a staircase. There is also a preparation for a small elevator. The second above-ground floor has a larger corridor, three separate rooms, a bathroom, also a separate toilet, a living room connected to the kitchen, from which there is an entrance to a spacious balcony of 16 m2. and to the corresponding pantry.

### ENGINEERING NETWORKS

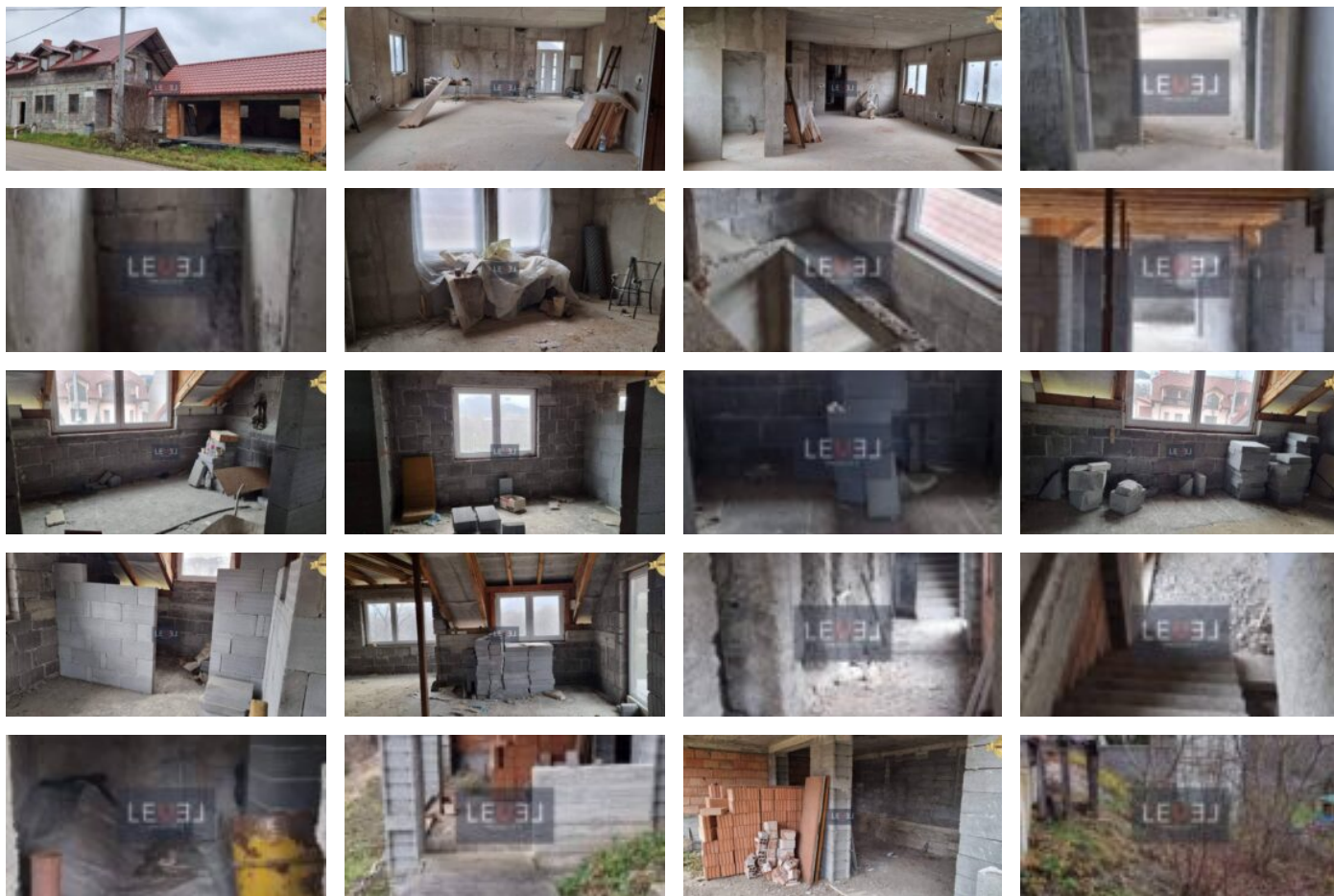
As for utility networks, the property is connected to electricity, public water supply and sewage. The gas pipe runs directly in front of the house, so if you want to connect to the gas, there will be no problem.

### CIVIL EQUIPMENT

The village of Varín has complete civic amenities and in the immediate vicinity of the property there is a municipal office, a kindergarten and a primary school, a post office, a doctor's clinic, a bus stop, a train platform, a church, a Tesco supermarket, a square and many other facilities and services.

Of course, financial and legal services are included in the price. If necessary, we will provide you with a mortgage loan with complete service also included in the price. If you are interested in a viewing or more information, contact the broker.

# IMAGES



**SAMUEL BADÍK**  
BROKER

**+421910543004**

**[badik@levelreality.sk](mailto:badik@levelreality.sk)**