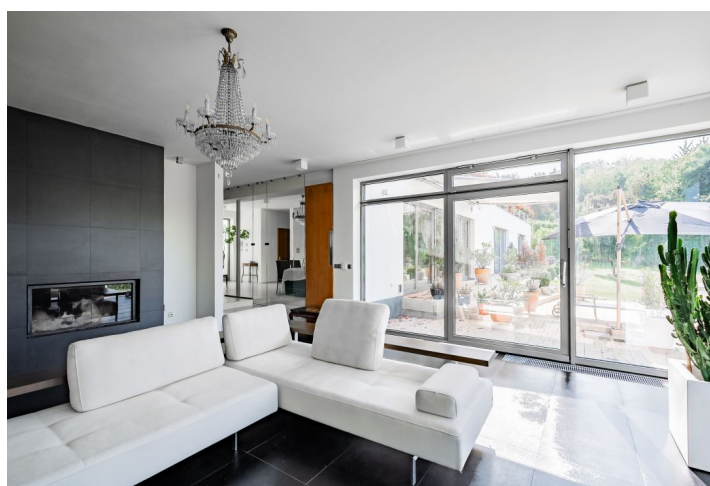




## House Eight-bedroom (9+1)

636 m<sup>2</sup>, Nymburk, Kounice

€ 1 942 533 | CZK 48 000 000





## House Eight-bedroom (9+1)

€ 1 942 533 | CZK 48 000 000

636 m², Nymburk, Kounice

Usable area	636 m²
Plot	2 478 m²
Foot print	376 m²
Floor area	450 m²
Terrace	143 m²
Parking	2 double garages
Garage	43 m²
Cellar	-
Reference number	100683

This multi-generational family house standing on a large corner plot with a slightly sloping garden is in a quiet, green place in the village of Kounice, a village set in a nice flat landscape with deciduous forests only about 25 kilometers east of Prague.

The ground floor consists of a living room with an adjoining kitchen with access to a **refrigerated pantry**, a dining room, a study, a dressing room, a toilet, and a vestibule. There is also a separate unit with its own entrance and almost **fifty-meter living space** with a kitchen, a bedroom, a bathroom, a separate toilet, and a hall. It is possible to enter the **garden terrace** from all units on the ground floor. The house has also **2 winter gardens**. Upstairs is a master bedroom with en-suite bathroom, **2 dressing rooms**, a second bedroom with its own bathroom, a studio, and a hall. From the master bedroom, en-suite bathroom, and studio, sliding doors lead to a **spectacular west-facing terrace**.

The brick house was built in 2005. The floors, staircase and two fireplaces are made of high-quality large-format **Iris Ceramica** tiles, the living room and one bedroom have **parquet from Berlin**. Baths are the **Kaldewei** brand. **Hansgrohe** faucets, **Duravit** porcelain sinks. The kitchen is equipped with **Miele, Dornbrach and Gutmann** appliances. The aluminum entrance doors and windows are **Schücco** with **exterior Markilux electrically controlled blinds**, the interior doors have **cat entrance**. Heating with **two Stiebel Eltron ground-water heat pumps** (4 deep wells) connected to **photovoltaic panels** on the roof. Parking is provided in **2 double-garages**, where the utility room is also located. **Fruit trees** are planted in the grassy garden, the lawn is maintained by a **robotic mower** and **automatic irrigation**, and a hedge guarantees **perfect privacy**.

The house is located at the end of a village in the immediate **vicinity of a forest** with **protected white and black poplars**. In the village is a kindergarten and an elementary school, as well as a football field, a children's playground and tennis courts, a restaurant, and a post office. Buses offer quick connections to Český Brod (7-minute drive) or Lysá nad Labem (approx. 25 minutes). By car you can reach the D11 highway in no time.

Usable area 625.8 m², of which interior 450 m², garage 42.5 m² and terrace 143.3 m², built-up area 376.65 m², garden 2,101.35 m², plot 2,478 m².

