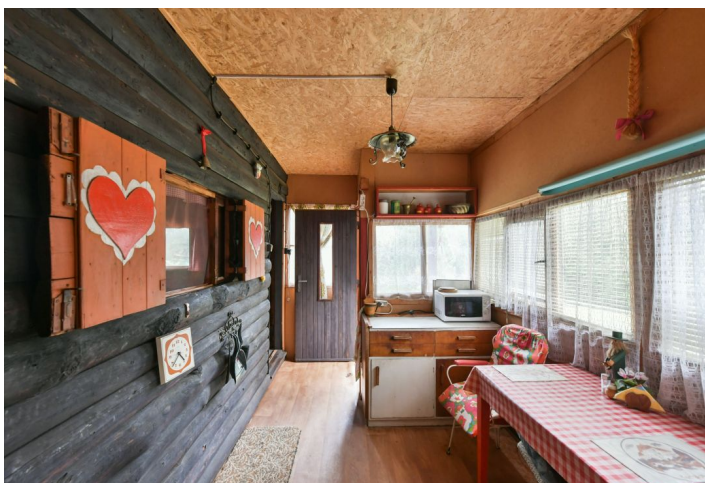




House One-bedroom (2+kk)

€ 293 143 | CZK 6 990 000

55 m², Příbram, Příbram





House One-bedroom (2+kk)

€ 293 143 | CZK 6 990 000

55 m², Příbram, Příbram

Plot	688 m ²
Parking	-
Cellar	-
Reference number	100681

This wooden cottage is set on a plot of land surrounded by mature trees ensuring perfect privacy, in a wonderful place in the middle of nature near the village of Malá Hraštice. Clean air, wonderful views of the local forests, and easy access to services and Prague.

An 80-year-old log cabin with a usable area of 55 sq. m. The offer includes a **building permit**, valid until 2024, for a holiday home with 1 floor and an attic. There is a **deep water well** of over 30 m on the plot and a small septic tank that needs to be enlarged. Electricity is new (from 2021, 3-phase circuit breaker 25 A). In addition to the log cabin, there is an old shed, a carport, and a new garden house. Access to the land is possible from two sides via an unpaved road.

According to the building permit, a house with a **built-up area of 95 sq. m. and an approx. 18-meter terrace** can be built. The height of the building to the top of the gable roof is limited to 7 m. The planned layout of the ground floor consists of a living room, a kitchen, a bathroom with a toilet, a vestibule with a hallway, and a utility room; the attic will have 3 rooms and a bathroom with a toilet. Heating will be by a heat pump supplemented by a fireplace stove.

A very nice and perfectly quiet area with sparse buildings located approx. 1 kilometer from the center of the village of Malá Hraštice, where there is a grocery store, a post office, a restaurant, and a pastry shop, as well as a kindergarten and an elementary school. Transport connections are provided by buses and trains. Driving to the outskirts of Prague (to the Prague Ring Road) takes about 25 minutes.

Usable area 55 m², plot 688 m².

