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### Land

€ 392 468 I CZK 9 900 000

2 900 m², Kolín, Pečky, Tř. Jana Švermy















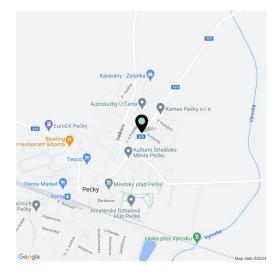
Reference number

#### Land

2 900 m², Kolín, Pečky, Tř. Jana Švermy

104604

# Price per sq. m. 3 414 CZK Total area 2 900 m² Land type Housing



#### € 392 468 I CZK 9 900 000

This large plot of land is located in a nice green area on the outskirts of the central Bohemian town of Pečky with all the necessary infrastructure and excellent accessibility to Prague. The offer includes a building permit and complete construction documentation for a one-story family house.

The plot of land currently has an **electricity connection**, an access bridge, and a drilled water well with drinking water.

The clear floor plan of the approved house consists of a living room with a kitchen and access to the **terrace**, a pantry, a master bedroom with an ensuite bathroom and **a walk-in wardrobe**, another 3 bedrooms, a guest room with a bathroom, a bathroom with a toilet, a separate toilet, a utility room, 2 very spacious storage spaces, a hall, and a foyer. All rooms will have **nice views of the garden** through large windows, which are designed with built-in electrically operated exterior blinds.

Pečky is very accessible. It is located near the D11 highway and on the main railway corridor. The station, from which you can reach the center of Prague in 30 minutes to the Hlavní nádraží metro station, is about 10 minutes' walk from the future house. There is also a kindergarten and elementary school, a nursery school, or an education center within a comfortable walking distance. Supermarkets, the necessary medical services, a tennis club, and a sports hall with a football field operate in the city, and other civic amenities can be found in nearby Poděbrady and the district town of Kolín.

Total area 2,900 m<sup>2</sup>.