



## Land

2 900 m<sup>2</sup>, Kolín, Pečky, Tř. Jana Švermy

€ 392 468 | CZK 9 900 000





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Price per sq. m.	3 414 CZK
Total area	2 900 m <sup>2</sup>
Land type	Housing
Reference number	104604

**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>.

