



## House Three-bedroom (4+kk)

€ 288 196 | CZK 7 300 000

150 m<sup>2</sup>, Nymburk, Sloveč





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Plot	599 m <sup>2</sup>
Foot print	100 m <sup>2</sup>
Garden	499 m <sup>2</sup>
Parking	Parking on the land
Cellar	-
PENB	Not required
Reference number	105493

This family house from the early 20th century, which has been sensitively renovated, is located in the quiet Central Bohemian village of Střihov, surrounded by fields, meadows, and forests. The enchanting atmosphere of the location offers both extensive opportunities for experiential tourism and a cozy place for family living.

The ground floor of the fully furnished house consists of a living room, a kitchen, a bathroom, a separate toilet, and an entrance hall. Stairs from the living area lead to a spacious attic. The outdoor seating area by the **private pond** near the well-maintained barn offers its residents an unmistakable **rural atmosphere**.

The interior is dominated by wooden furniture, doors, and windows, **exposed ceiling beams**, stone, and pristine white walls, completing the character of a classic house from the early 20th century. The custom-made kitchen from **century-old planks** is complemented by wooden flooring laid in the living room as well. Heat is distributed by a **fireplace insert**, while an electric boiler ensures tempering in case of extended absence. Municipal drinking water is purified by an in-house filtration system, a **new wastewater treatment plant** has been installed, and the property also features a **well** with ample groundwater. The standalone barn offers an interesting opportunity to **expand the living space**, for example, into a leisure zone or guest rooms. With its south and southeast orientation, it is also suitable for installing photovoltaic panels.

The house is situated at the very edge of the small village of Střihov, thus destined for **perfect peace, quiet, and privacy**, yet within **reach of full civic amenities** 4 km away in Městec Králové. The spa town of **Poděbrady** (23 km) and the city famous for its gingerbread Pardubice (50 km) are attractive for day trips, while the center of Prague is also easily accessible (80 km).

Usable area 150 m<sup>2</sup>, built-up area approx. 100 m<sup>2</sup>, garden 499 m<sup>2</sup>, plot 599 m<sup>2</sup>.