



House Three-bedroom (4+kk)

€ 495 048 | CZK 12 435 600

203 m², Frýdek-Místek, Třinec





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Total area	203 m ²
Plot	5 179 m ²
Foot print	170 m ²
Garden	5 009 m ²
Floor area	141 m ²
Terrace	35 m ²
Parking	Carport
Cellar	-
Service price	1 940 CZK monthly
PENB	A
Reference number	106009

This stylish, fully-equipped wooden house is surrounded by a mature and well-maintained garden in a perfectly quiet place—a semi-secluded area in the Beskydy foothills, not far from the border of a PLA, less than half an hour by car from the outskirts of Ostrava.

On the ground floor is a kitchen, a bedroom, a walk-in wardrobe, a bathroom, and a foyer. The living space has access to the terrace and then to the garden. The attic is designed as an open space with an area of more than 50 m².

The timeless wooden house was approved in 2022. **Massive spruce floors** treated with **white oil**, a **Jotul cast iron stove**, and **stylish interior equipment**, which is included in the purchase price, contribute to a **cozy feeling**. In addition to the stove, thermal comfort is ensured by floor heating on the ground floor and electric infrared panels on the upper floor. **The wooden Euro windows have triple glazing**; the doors and panels are made of **solid ash wood**, as is some of the furniture. The kitchen appliances are by Electrolux and Gorenje, and the facilities also include an **AEG washing machine**. The house is lined with **Siberian larch**, which is also used on the walkable part of the terrace. The roof is covered with **high-quality IKO Cambridge Xtreme shingles**. In the garden is a **full-sized guest house** with a kitchen and bathroom. There is a **lockable storage** space in the **carport**. In the garden is also a **water well (borehole of 25 m)** and a three-chamber septic tank with an earth filter.

There is a restaurant and a kindergarten in the center of the village of Guty, which is about 5 minutes away by car, and wider civic amenities are available in nearby Smilovice. The city of Třinec is about 15 minutes away by car, Ostrava about 30 minutes, and the easy access to the D48 highway and E75 road speeds up traveling by car. The surroundings offer opportunities for **relaxation and sports** in every season, **hiking and cycling trails** pass through the beautiful Beskydy landscape, and **ski resorts** are not far away.

Usable area 141 m², garage 27 m², built-up area 170 m², garden 5,009 m², land 5,179 m².

