



## House Six-bedroom (7+kk)

Sold

488 m<sup>2</sup>, Nymburk, Přerov nad Labem, Pod Hůrou





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Plot	1939 m <sup>2</sup>
Foot print	372 m <sup>2</sup>
Garden	1567 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	18247

**Family house boasting generous space, an outdoor swimming pool and a large garden, situated in the attractive natural area of Přerov nad Labem, near Přerov Chateau and attractive ponds. Excellent access to Prague, only a 15 minute drive from Černý most.**

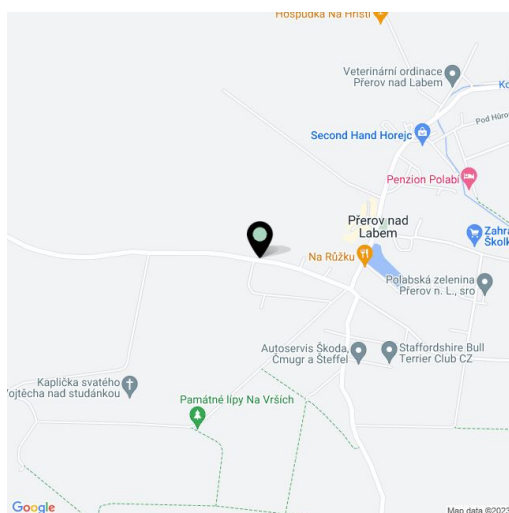
The ground floor of this two-story house features an entry hall connected to a dining room and library room, a spacious living room with tiled fireplace and wine cabinet, a large, fully equipped kitchen, guest room with en-suite bathroom, toilet and closet. From the main living area there is entrance to an outdoor living/dining area complete with pleasant seating and a fireplace, and a terrace that further connects to the garden. The ground floor also has a utility area with storage space for food, a bathroom with laundry facilities, boiler room with Geminox gas boiler and water treatment, and a walk-through **garage for 2 cars**. A big spiral staircase leads to the first floor that offers 4 spacious bright bedrooms with closets, 2 fully fitted bathrooms and a utility room. Possibility to purchase the house also with interior equipment.

The house was built using high quality materials and equipment such as solid oak parquet floors (impregnated with oil and wax) in the whole living space, mosaic tiles and large format tiles in the bathrooms, burnt bricks, French, wooden insulated ELK windows and roof windows, alarm and camera system. Outdoor construction materials include glass ceramic insulation wool, **Baumit silicone plaster**, **Bramac roof tiles**, high standard concrete tiles, handmade burnt brick strips for tiles and handmade burnt bricks used for the house's fence. The house is connected to gas, city sewerage system, electricity. Water is provided from a well with unlimited use.

The attractiveness of the house is accentuated by its large and very nicely kept garden with an abundance of greenery, **heated, glass laminated swimming pool (7.5 x 3.5 m)**, **covered veranda with furnace and a gazebo**.

The area provides all public amenities (a school, a pre-school, medical facility, shops, post office), as well as a folk museum, ponds (for example Salvátorský pond) and a football field. Access to Prague - by car on the D11 highway or by bus to the Černý most metro station (line B).

Interior 488 m<sup>2</sup>, foot print 372 m<sup>2</sup>, garden 1567 m<sup>2</sup>, plot 1939 m<sup>2</sup>.

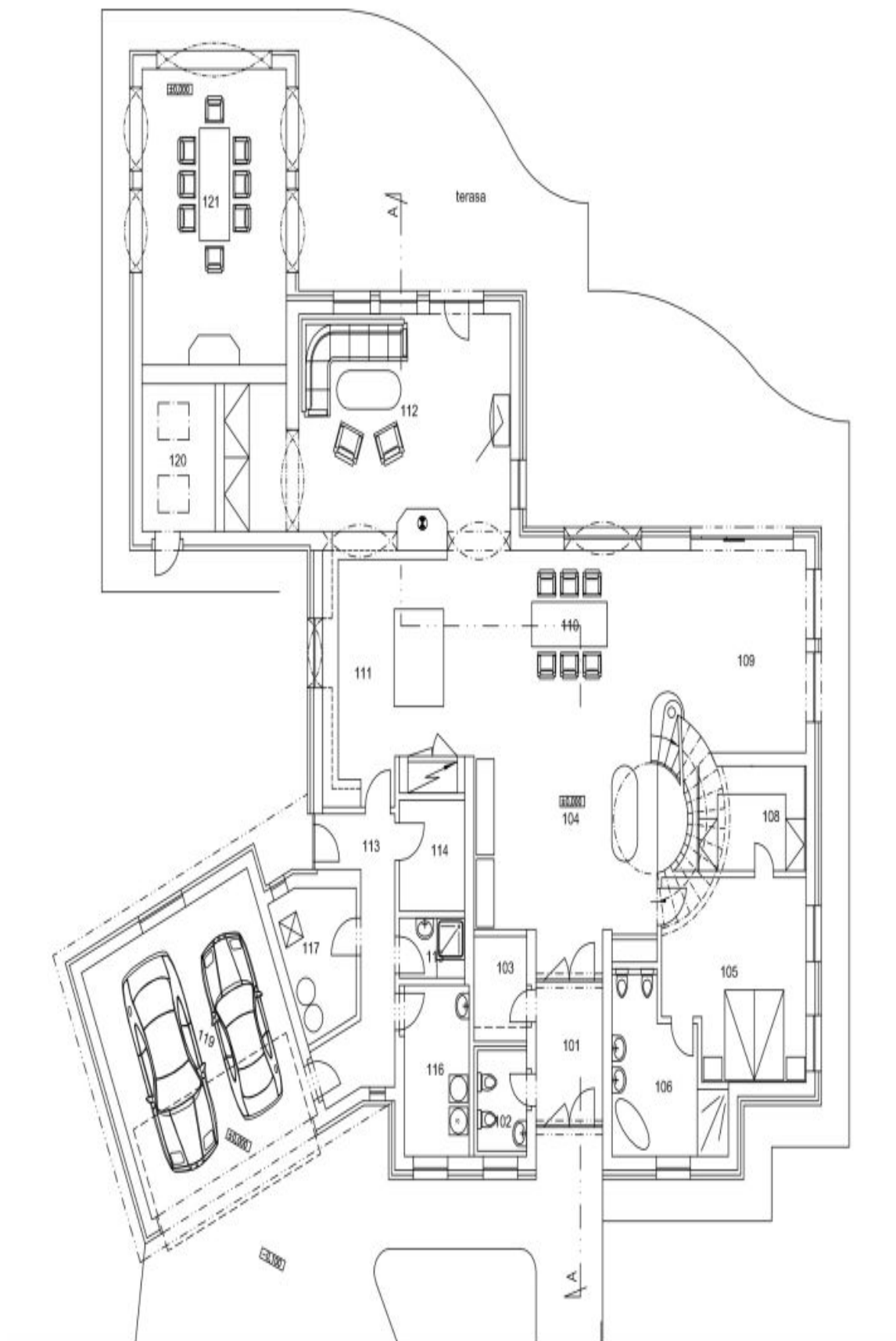




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