



## House Two-bedroom (3+1)

Sold

140 m<sup>2</sup>, Praha-západ, Štěchovice, Hvozdy





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Plot	6 114 m <sup>2</sup>
Foot print	75 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	20306

**Picturesque summer house with a fireplace, on a 6 114 m<sup>2</sup> plot, surrounded by a garden with rhododendrons and lush woodland, providing absolute privacy and tranquility for relaxation, located in a forest between the villages of Hvozdnice and Masečín, near Štěchovice and Slapy dam, 30 km from Prague.**

On the ground floor there is a living room with a fireplace and French windows leading to the garden, a kitchen with dining area, a pantry, utility room, and a separate toilet. A wooden spiral staircase leads to the first floor where we find 2 bedrooms, each with access to the terrace, and a bathroom with a bathtub.

**The cottage was built in 1937 and was, in recent years, continuously reconstructed.** Heating is provided by a fireplace insert of 25 kW, which is in the living room with hot air distribution into other rooms. In the entrance hall there is an electric heater; Morso stove on the first floor. The building has a boiler (200 liters), in place, water conduit and septic tank; gabled roof. **Cellar** under 2/3 of the house.

The entire property is fenced. Its dominant feature is its ornamental garden with **rhododendrons and mature forest** on the plot (pine, fir, spruce, larch, oak, beech, hornbeam, yew); a carport, tool shed and a small pool complete the garden.

**This 1930 traditional recreational area with lush forests and dam continues to excite fans of water activities and mushroom hunting.** Easy accessibility to Prague (30 minutes by car and convenient bus connection).

Built-up area of 75 m<sup>2</sup>, land area of 6,114 m<sup>2</sup>.

