



## House Three-bedroom (4+kk)

Sold

180 m<sup>2</sup>, Příbram, Rybníky, Rybníky





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Plot	1 431 m <sup>2</sup>
Foot print	144 m <sup>2</sup>
Garden	1 287 m <sup>2</sup>
Parking	2 parking spaces on the plot
Cellar	-
PENB	G
Reference number	21260

Boasting a fireplace, wine cellar and a lovely, carefully maintained garden with swimming pool, this family house is located in the village of Rybníky, in a pleasant natural area with vast forests and several ponds - just a 5-minute drive from Dobříš and 45 minutes via R4 expressway to the center of Prague.

The house features an open-plan living room with kitchen, dining room and access to the terrace and sunroom, 2 bedrooms, study, bathroom with bathtub, shower, sink and toilet, and a separate toilet.

Equipped with **marble and slate tiles** in the conservatory, floating laminate floors, ceramic wall and floor tiles, Nolte kitchen, wooden Euro-profile windows, LED lighting, alarm, **heat pump providing both heating and cooling**, fireplace, electric boiler. The purchase price includes all equipment shown in the photographs.

In the garden there is a swimming pool, **insulated garden house**, concrete **wine cellar** with seating, and preparation for a pool and jacuzzi; 2 paved parking spaces on the plot. There is also a water tank connected for irrigation of the garden, a 40 m deep well, and a cesspit.

Quiet residential location just a 5-minute drive from full amenities in nearby Dobříš - including kindergartens, schools, a grammar school, health center, sports hall, supermarket, etc.

Interior 150 m<sup>2</sup>, winter garden 30 m<sup>2</sup>, wine cellar 30 m<sup>2</sup>, built-up area 144 m<sup>2</sup>, garden 1 287 m<sup>2</sup>, plot 1 431 m<sup>2</sup>.

