



## House Four-bedroom (5+kk)

Sold

254 m<sup>2</sup>, Mělník, Chloumek, Otakara Johna





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Plot	2 400 m <sup>2</sup>
Foot print	203 m <sup>2</sup>
Garden	895 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22224

**South-facing house with sauna, mature garden and garage for 2 cars located in a quiet residential area of Mělník, just a 30 minutes' drive to the nearest metro station (Střížkov - Line C).**

Single-story house from 2008 with a basement. On the ground floor is a living room with kitchen, dining room and terrace, 4 bedrooms, 1 shared and 1 en-suite bathroom, separate toilet and hallway. Children's rooms have a mezzanine; the master bedroom is accessible through a trapdoor ladder from the ceiling. The basement of the house consists of generous facilities, including a sauna with cooling room, wine cellar, separate toilet, workshop, garden furniture store, boiler with pellet store, cellar and garage for 2 cars. The house is equipped with laminate floors, heated tiles, **wooden euro-profile windows with double glazing** and sliding outdoor roller blinds, Jablotron alarm, videophone, a pellet boiler and backup electric boiler, **3 solar panels**, cabling for TV and LAN. Sewage treatment plant, double drainage for the absorption of water during rainstorms, and automatic irrigation of the garden. Possibility to install the heat exchanger for a heat pump.

In Mělník you can find complete amenities including several supermarkets, nursery and primary schools, grammar school, hospital, health center, outdoor and indoor swimming pool, mini golf, sports hall, etc.

Total area 253.63 m<sup>2</sup> of which 30.8 m<sup>2</sup> is a garage, built-up area 203 m<sup>2</sup>, garden 895 m<sup>2</sup>, plot 1 098 m<sup>2</sup>. The property is offered along with the adjacent plot of 1 302 m<sup>2</sup>.

