



## House Six-bedroom (7+1)

Ask for price

1 882 m<sup>2</sup>, Nymburk, Sadská





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Plot	50 344 m <sup>2</sup>
Foot print	391 m <sup>2</sup>
Parking	Garage for 4 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23629

**Sale of a representative 1930's villa after a complete sensitive reconstruction, located on a 50 344 m<sup>2</sup>, beautifully landscaped plot. Set in the former spa town of Sadská, near Nymburk, Poděbrady and Lysá nad Labem, just a 15-minute drive by highway from the Černý Most metro station.**

The ground floor of this three-story house consists of a generous living room with a large bay window, large dining room with terrace, separate kitchen, study and hall. The first floor is accessible via stairs from the living room and also by an additional staircase with separate entrance for each floor. The first floor features another living room with balcony, eat-in kitchen, 3 bedrooms (one with en-suite bathroom), and a shared bathroom. The attic comprises a separate apartment with living room, kitchen, bedroom, walk-in closet, bathroom and ample storage space, including the possibility to create an additional bedroom. The basement has windows above the ground level and offers various possibilities of use.

Equipment includes ceramic tiles, carpeted floors in bedrooms, **wooden and casement windows**, glazed interior doors with wooden doorframes, massive stained glass entrance door, ESS, video intercom, air-conditioning in the attic. On the plot is also a detached **garage for 4 cars**, garden gazebo and several farm buildings, now serving mainly as stables for horses and storage facilities; as well as **an outdoor pool, sand volleyball court and a tennis court**. There is also a **mineral water spring**.

The house was built in 1934 as a villa for the owner of the town's former sugar factory. Between 1969 and 1990, it was used as a children's hospital affiliated with the elementary school, then went through restitution and was purchased by the current owners in 2002. After that, the villa went through a complete renovation according to available historical photographs.

Sadská features a nursery and primary school, pharmacy, fitness center, restaurant, wine bar and shop. Behind the former spa you will find the Vodrážka Lake with a holiday village. Other amenities are available in nearby Nymburk or Poděbrady.

Usable area of 1 882 m<sup>2</sup>, built-up area 391 m<sup>2</sup>, plot 50 344 m<sup>2</sup>.