



## House Seven-bedroom (8+1)

Sold

437 m<sup>2</sup>, Mělník, Pod Chloumečkem





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Plot	3 486 m <sup>2</sup>
Foot print	235 m <sup>2</sup>
Garden	3 251 m <sup>2</sup>
Parking	garage parking
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28946

**Family villa with indoor pool, surrounded by a carefully maintained garden with beautiful views of Mělník, set in a peaceful location next to the forest, just a few minutes' drive from the center of town.**

The dominant of the ground floor is a **generous living room with a fireplace**. The kitchen and dining room are connected to this bright and airy space with access to the terrace and the garden. There is also a **swimming pool, a winter garden**, a guest bedroom, a bathroom with a toilet, a vestibule, a hall and a staircase. In the attic, there is a relaxation zone with a terrace and garden view, 2 bedrooms, a study, a bathroom with a French window and a toilet.

Facilities include wooden ceiling trim in the attic, plastic windows with blinds, fully equipped kitchen, **massage bathtub, air-conditioning or solar collectors**. Heating with gas condensing boiler, parking in a spacious **garage**. The garden provides plenty of space, pleasant shady areas under the trees and **seating in the gazebo**.

The villa is located in a quiet location in a residential area. A few meters away is a bus stop with links to the center (10 minutes) or a kindergarten (3 minutes). A little bit behind the house there is a forest with cycling and hiking trails. There is also the Mácha Trail, a popular poet's route to Kokořín, Houska and Bezděz castles.

Interior 437 m<sup>2</sup>, built-up area 235 m<sup>2</sup>, garden 3251 m<sup>2</sup>, plot 3486 m<sup>2</sup>.

