



## House Four-bedroom (5+kk)

Sold

282 m<sup>2</sup>, Praha-východ, Brandýs nad Labem - Stará Boleslav, Jiřího Macháčka





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Plot	742 m <sup>2</sup>
Foot print	144 m <sup>2</sup>
Garden	544 m <sup>2</sup>
Parking	double garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	29648

**Bright and airy family house with a large garden and the outdoor pool is located in a residential area of the historic town Brandýs nad Labem, a short walk from the chateau park and the Elbe Cycle Route. Comfortable living in a quiet location with a fast connection to Prague.**

On the ground floor, there is a living room connected with a kitchen and access to the garden through a partially covered terrace, pantry, study/guest room, bathroom (bath, toilet) and spacious entrance hall with walk-in wardrobe. On the 1st floor, there are 3 bedrooms with spacious walk-in closet and a large bathroom (corner bath, **massage shower**, toilet and bidet). The attic has a storage space. In the basement, there is a double garage and 3 utility rooms.

The interior includes a complete kitchen with built-in appliances (ceramic hob, electric and microwave oven, hood, dishwasher, fridge/freezer) and a bar counter, floating laminate flooring and tiled bathrooms. A gas boiler provides heating. The house has an **electronic security system**. A large pool is on the landscaped garden surrounded by trees.

The house stands in a quiet area near the **Renaissance bridge which is connecting Brandýs nad Labem and Stará Boleslav**. Within walking distance are a kindergarten, elementary school and music school, grammar school and other high schools. There are several supermarkets and many other shops, restaurants, post office, hospital and other public amenities. Fast connections to Prague are provided by **suburban buses** to line B (Černý Most) or line C (Letňany). The surrounding area offers many hiking and cycling trips as well as several lakes for swimming.

Interior 282 m<sup>2</sup>, built-up area 144 m<sup>2</sup>, garden 544 m<sup>2</sup>, plot 742 m<sup>2</sup>.

