



## House Four-bedroom (5+1)

Sold

252 m<sup>2</sup>, Příbram, Kamýk nad Vltavou, Zduchovice





## House Four-bedroom (5+1)

**Sold**252 m<sup>2</sup>, Příbram, Kamýk nad Vltavou, Zduchovice

Usable area	252 m <sup>2</sup>
Plot	3 572 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Garden	2 317 m <sup>2</sup>
Floor area	169 m <sup>2</sup>
Terrace	83 m <sup>2</sup>
Parking	on the plot
Cellar	-
PENB	G
Reference number	33397

**This romantic estate with 2 houses, a swimming pool, and breathtaking views of the turns in the Vltava River and surrounding wooded hills is suitable for recreation or year-round living. The whole plot is surrounded by greenery and is located just an hour's drive from Prague and a few minutes from urban amenities.**

The ground floor of the 1st house consists of a living room with a **fireplace** and access to the **terrace**, a kitchen with a stove, a hallway with a built-in wardrobe, a guest toilet, a pantry, a storeroom and workshop. Upstairs is a bedroom with a fireplace and **terrace**, another room, a bathroom with a tub, and a toilet with tiles with **underfloor heating**. The basement is suitable as storage space.

The layout of the 2nd house consists of a kitchen with a dining room, a living room with a **fireplace**, a toilet, and a bathroom with **underfloor heating**. Upstairs is a spacious bedroom with a terrace and dressing room. Another sleeping area is in the attic. There is a storeroom accessible from the terrace as well as outdoor storage. One of the toilets is accessible from the garden. The living room and bedroom are **air-conditioned**. Heating is provided by a fireplace with floor vents and electric heaters.

**A landscaped garden and swimming pool with panoramic views of the river and the opposite woods provide perfect peace and relaxation.** The riverbank is directly accessible from the plot.

The houses stand in a **tranquil place with clean air, amongst nature** and at the same time within easy reach of services. The nearest shop is in the village of Zduchovice 3 kilometers away, and full civic amenities, including a post office, kindergarten, and elementary school are in Kamýk on the Vltava. The journey from Prague takes about 1 hour. The location is ideal for hiking and cycling (cross-country skiing in winter), the trails take you to several lookout points.

1st house useable area: 139.48 m<sup>2</sup> (interior 89.37 m<sup>2</sup>, terraces 18.17 m<sup>2</sup> and 31.94 m<sup>2</sup>). 2nd house useable area: 118.84 m<sup>2</sup> (interior 79.63 m<sup>2</sup>, terraces 6.6 m<sup>2</sup> and 26.73 m<sup>2</sup>, outdoor storage 4.78 m<sup>2</sup>). Built-up area total 139m<sup>2</sup>, garden 3 433 m<sup>2</sup> (partly sloping terrain), plot 3,572 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

