



## House Four-bedroom (5+kk)

Sold

155 m<sup>2</sup>, Praha-východ, Senohraby, Nad Stráněmi





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Plot	2 214 m <sup>2</sup>
Foot print	137 m <sup>2</sup>
Garden	1 967 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	37008

This house from the 1930s and a cottage stand on a large southwest-facing plot of land located at the end of a cul-de-sac under Hlásek Hill with its famous romantic castle ruins on the outskirts of Senohraby, in an area where the town's residential development smoothly transitions into a small group of cottages and beyond that the forest. The village of Posázaví is situated on the railway corridor near Říčany, within comfortable driving distance of the D1 highway to Prague.

The two-story house with a basement, a **glazed porch**, wooden floors, casement windows, a **terrace**, 5 rooms, a kitchen, a bathroom, and two toilets is **suitable for complete reconstruction**. There is a **separate garage** near the house. The building is connected to electricity and the water supply with the possibility of connecting it to gas and the sewerage system. The property has its **own water well**. On the neighboring plot, which is part of the offer and is included in the purchase price, there is a **cottage** suitable for demolition.

The location on the border of the Prague-East district and Benešov offers beautiful nature, clean air, historic monuments, and a complete infrastructure. In the village, there is a kindergarten and elementary school, a grocery store, a post office, a library, and a nearby famous swimming pool with a food court. Frequent suburban train links provide easy transport connections with Prague and its surrounding cities (e.g. Říčany, Benešov). From the village, which is part of the **Lada region** and still retains its authentic atmosphere, it is possible to go on hikes in all directions.

Useable area approx. 155 m<sup>2</sup>, built-up area and courtyard 137 m<sup>2</sup>, garden 1,967 m<sup>2</sup>, other area 110 m<sup>2</sup>, plot 2,214 m<sup>2</sup>.

