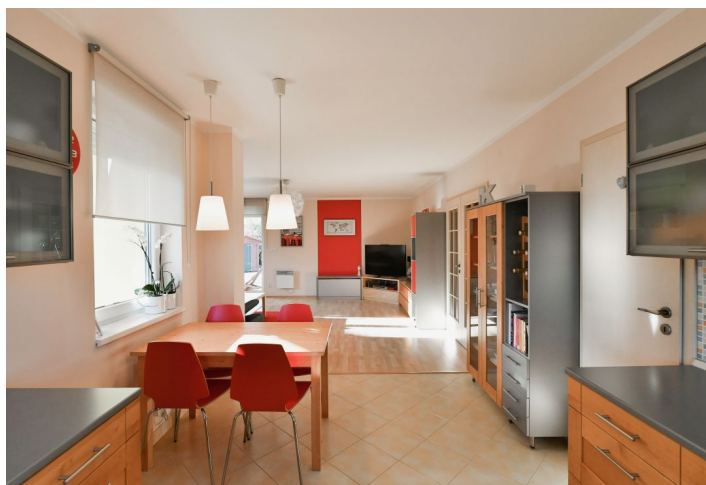




## House Three-bedroom (4+kk)

Sold

127 m<sup>2</sup>, Rakovník, Nové Strašecí, Janáčkova





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**Sold**127 m<sup>2</sup>, Rakovník, Nové Strašecí, Janáčkova

|                  |                             |
|------------------|-----------------------------|
| Plot             | 1 012 m <sup>2</sup>        |
| Foot print       | 166 m <sup>2</sup>          |
| Garden           | 846 m <sup>2</sup>          |
| Parking          | On the plot under a carport |
| Cellar           | -                           |
| PENB             | G                           |
| Reference number | 40996                       |

This brick bungalow from 2007 with a nicely landscaped sunny garden is part of a quiet residential area in the town of Nové Strašecí, located next to the Křivoklátsko Protected Landscape Area. The surroundings provides a wide range of services and convenient connections to Prague by public transport or by car on the D6 highway.

The one-story house consists of a living room connected to the kitchen, dining room, and **south-facing garden terrace**, three bedrooms (the master bedroom has a **study**), 2 bathrooms (one with a bathtub and toilet, the other with a shower and toilet), a pantry, a foyer, and hallways. It is possible to set up another room in the **attic**.

Facilities include floating laminate floors and tiles, plastic double-glazed windows, and **exterior window blinds**. The bathroom and hallway have **underfloor heating**, the heat source is a Dražice electric boiler. Gas is not connected to the house, but, if necessary, it is on the border of the plot. You can park on a paved area under a carport.

In Nový Strašecí, there is a kindergarten and elementary school, an art school, and a high school, 2 supermarkets and smaller shops, including a **bagless shop** or a craft beer store, a health center, and sports grounds. Convenient connections to Prague are provided by buses. The ride to the Zličín metro station takes 45 minutes, and direct trains can be used when traveling to the center of Prague. Driving by car to the outskirts of the city takes only 20 minutes. The surrounding **deep forests of the Křivoklátsko Protected Landscape Area** offer a wide range of trips on foot and by bike.

Usable area 127 m<sup>2</sup>, built-up area 166 m<sup>2</sup>, garden 846 m<sup>2</sup>, land 1,012 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.

