



## House Three-bedroom (4+1)

€ 431 598 | CZK 10 900 000

179 m<sup>2</sup>, Praha-východ, Mukařov





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Plot	874 m <sup>2</sup>
Foot print	93 m <sup>2</sup>
Garden	781 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	41605

**This well-maintained family house from the 1930s with preserved original handicraft elements is located in a quiet part of the village Mukařov near Říčany and the Voděradské Bučiny National Nature Reserve.**

In the basement, there is a utility room, a bathroom with a tub, a separate toilet, 1 bedroom, **a garage**, and a closet. The ground floor consists of a living room and dining room, a separate kitchen, a toilet with a sink, a dressing room, and a closet. In the attic, there are 2 bedrooms (one with **a small balcony facing the garden**), a toilet with a sink, **a large terrace**, and an attic suitable for further construction.

The house was built in 1938 and has been continuously inhabited and maintained. In the basement, there is new electrical wiring and distribution, and radiators, risers, and water pipes have also been replaced. The attic is insulated. Original wooden casement windows are newly painted, and on the ground floor the **doors** and **door frames** have been **refurbished**. Heating is by a gas boiler, hot water is by a boiler with a pump. Water is supplied from a well on a neighboring plot, waste is drained into a septic tank. The land is lined with **mature conifers** guaranteeing **privacy**.

Practically right by the house is a kindergarten and elementary school, as well as a Sokol Hall, a municipal office, a post office, or a cafe. A wide range of services can be found in the neighboring town of Říčany. The drive to the outskirts of Prague takes about 20 minutes by car. The village is surrounded by **beautiful nature** with deep deciduous forests and ponds.

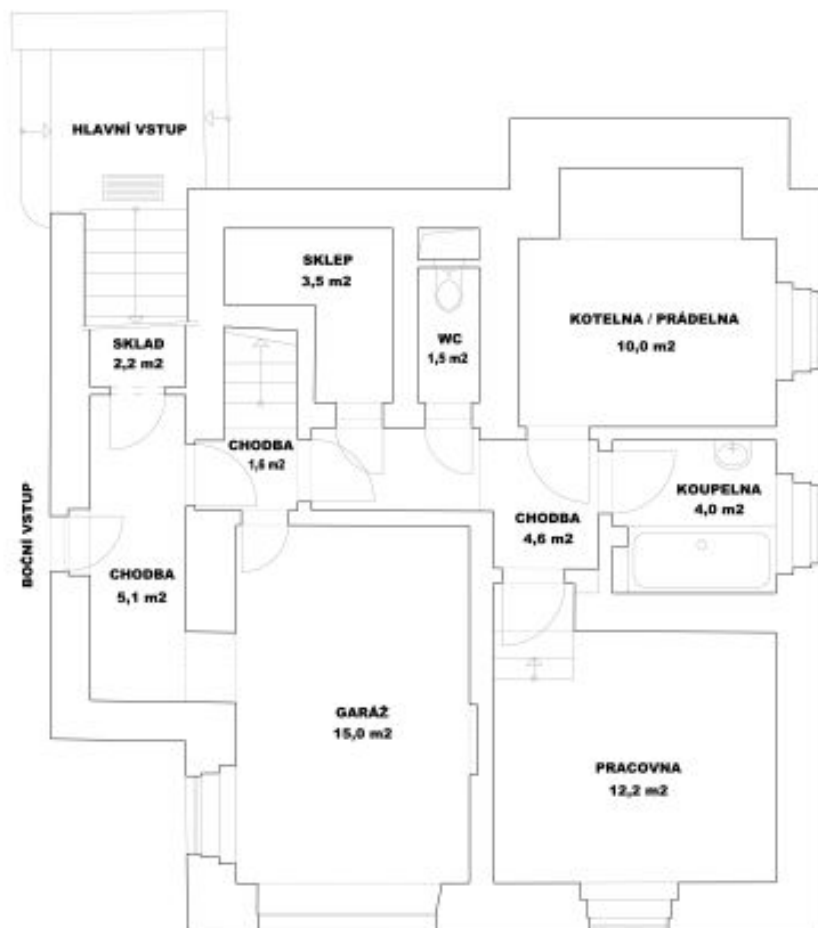
Usable area 179 m<sup>2</sup>, built-up area 93 m<sup>2</sup>, garden 781 m<sup>2</sup>, land 874 m<sup>2</sup>.



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0 1 2 3 4 5m

1.NP

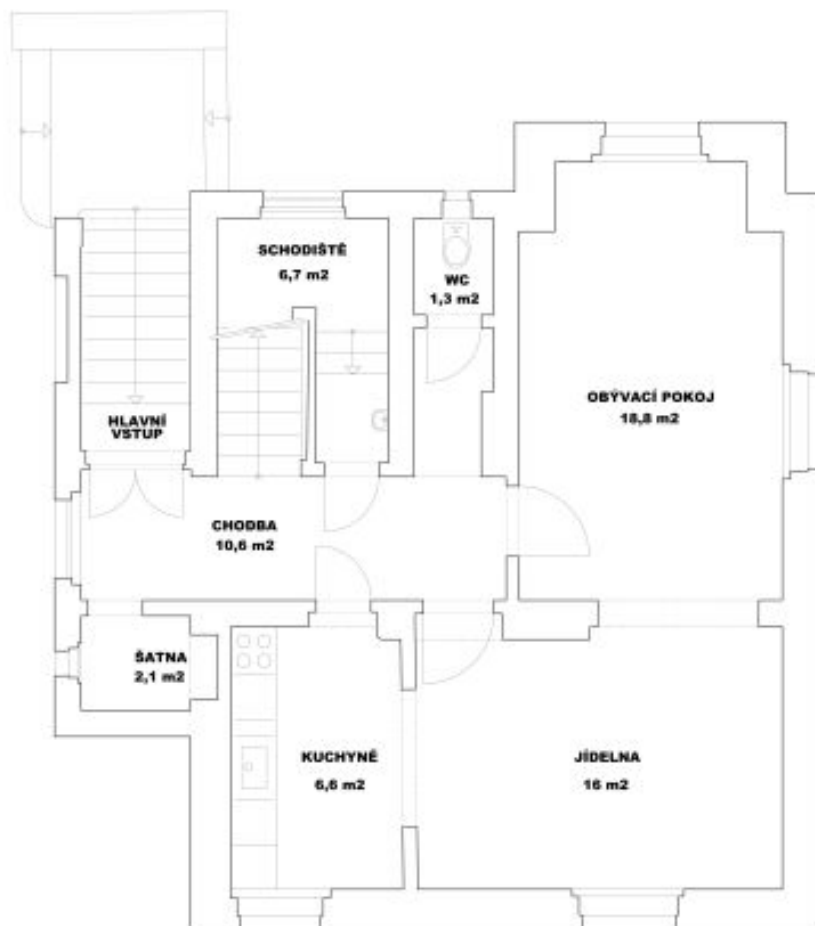




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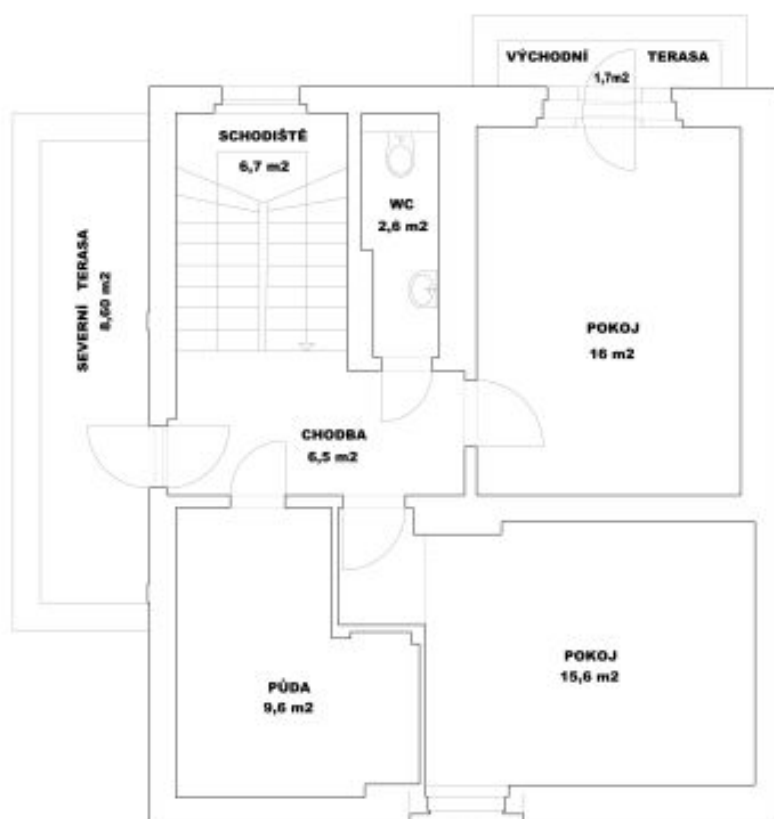
**2.NP**



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0 1 2 3 4 5m

**3.NP**