



## House One-bedroom (2+kk)

Sold

83 m<sup>2</sup>, Tábor, Rataje





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Plot	472 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	41741

**This carefully renovated stylish cottage from the early 20th century is located in the small village of Rataje near the spa town of Bechyně.**

The layout consists of a large living room/kitchen with a dining and relaxation area, 1 bedroom, a bathroom, and a vestibule. Adjacent to the house is a **barn**, in which you can create another living area.

During the reconstruction in 2015, the electrical wiring, water supply, waste distribution, interior plaster, floor coverings, and windows were replaced and the bathroom was renovated. In 2017, the layout was modified from a studio to a 1-bedroom. The kitchen boasts a **tiled stove**. In the bedroom, there is a **cast-iron stove** and in the bathroom an electric heated towel rail. Hot water is provided by a boiler.

In the village with a rich cultural and social life, there is a shop, a pub, tennis and football fields, and a playground. A **bike trail** passes right by the house and the village is located close to the **Plziny forested nature park and the town of Bechyně** with a beautiful historical core. Rataje has fast bus connections with Bechyně.

Usable area 83 m<sup>2</sup>, barn approx. 120 m<sup>2</sup>, land 472 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.

