



## Apartment One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Cheb, Mariánské Lázně, Třebízského





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Total area	65 m <sup>2</sup>
Garden	45 m <sup>2</sup>
Parking	Outdoor space
Cellar	-
Service price	2 000 CZK monthly
PENB	G
Reference number	42454

This renovated apartment with high ceilings and an east-facing garden is located on the ground floor of a refined historic villa with 8 residential units. The building stands on an enclosed plot with parking in a quiet part of the spa town of Mariánské Lázně near Lesní Spring.

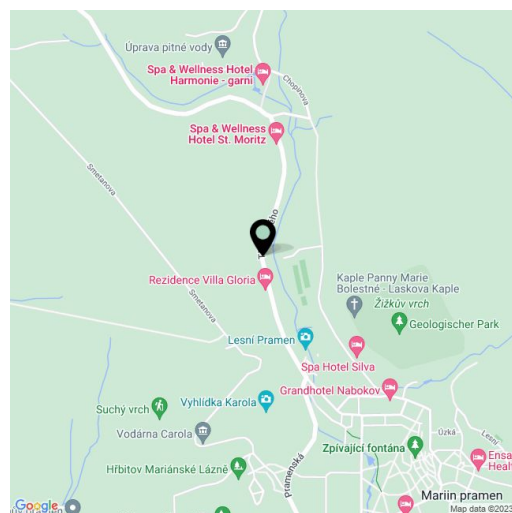
The apartment consists of a living room, a partially separate kitchen, a bedroom, a bathroom (with a bathtub and toilet), a **walk-in wardrobe**, and a hallway. The outdoor staircase leads from the kitchen down to the **private garden**.

The apartment was renovated in 2017; the brand new **kitchen** is equipped with Gorenje appliances (induction hob, electric oven, and microwave). Windows are **wooden** casement, vinyl floors in a wood decor. The ceiling height is 3.2 m. Gas heating. The apartment comes with **1 outdoor parking space**. Residents of the house can use the storage space in the **basement**.

Not far from the house is a cafe, and within walking distance is the city center with the **Municipal Theater**, promenades, restaurants and shops. There is a bus stop on the same street. Mariánské Lázně is known for its large amount of greenery in its landscaped **parks** and surrounding forests that are interwoven with **hiking and biking trails**.

Interior 65.2 m<sup>2</sup>, garden 45 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.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.