



## House Four-bedroom (5+kk)

Sold

219 m<sup>2</sup>, Mělník, Veltrusy





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Total area	219 m <sup>2</sup>
Plot	1 838 m <sup>2</sup>
Foot print	242 m <sup>2</sup>
Garden	1 596 m <sup>2</sup>
Floor area	189 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	42873

**This timeless family house from 2007 full of daylight, with a large plot, an outdoor swimming pool, and a tennis court is located in a quiet residential area near a castle park in the central Bohemian town of Veltrusy, about 20 km from the northern edge of Prague.**

The ground floor consists of an open living space with a living room, dining area, and kitchen, 2 bedrooms, a bathroom (with a shower and toilet), a corridor, and a staircase. Upstairs are 2 bedrooms (1 with a **balcony**), a dressing room, a bathroom, and a hall. The living space has access to a **sunny terrace** and further into the **garden**.

The house was approved in 2007. Windows are **PKS aluminum**, and the floors are **wooden** (on the ground floor **exotic Iroko wood**, and the upper floor has a floating floors). Facilities include a **central vacuum cleaner**, DSC security system, and Schüller kitchen with **Siemens** appliances. The heat source is a Geminox gas boiler and underfloor heating. The large garden has a **tennis court** and **water well** used for irrigation; parking is provided in the **double garage** and in the outdoor parking lot.

The house is part of a **pleasant green and quiet neighborhood** near the **city center**, where there is a cafe, restaurant, grocery store, post office, and library, and a kindergarten and elementary school or a pharmacy are also within easy reach. Transport connections are provided by buses, the suburban line ends at the **Kobylisy metro station**. By car, you can easily connect to the D8 highway.

Usable area 219.4 m<sup>2</sup> (of which interior 188.6 m<sup>2</sup>, balcony 9.9 m<sup>2</sup>, terrace 20.9 m<sup>2</sup>), built-up area of the house 176 m<sup>2</sup>, built-up area of the garage 66 m<sup>2</sup>, garden 1,596 m<sup>2</sup>, plot 1,838 m<sup>2</sup>.

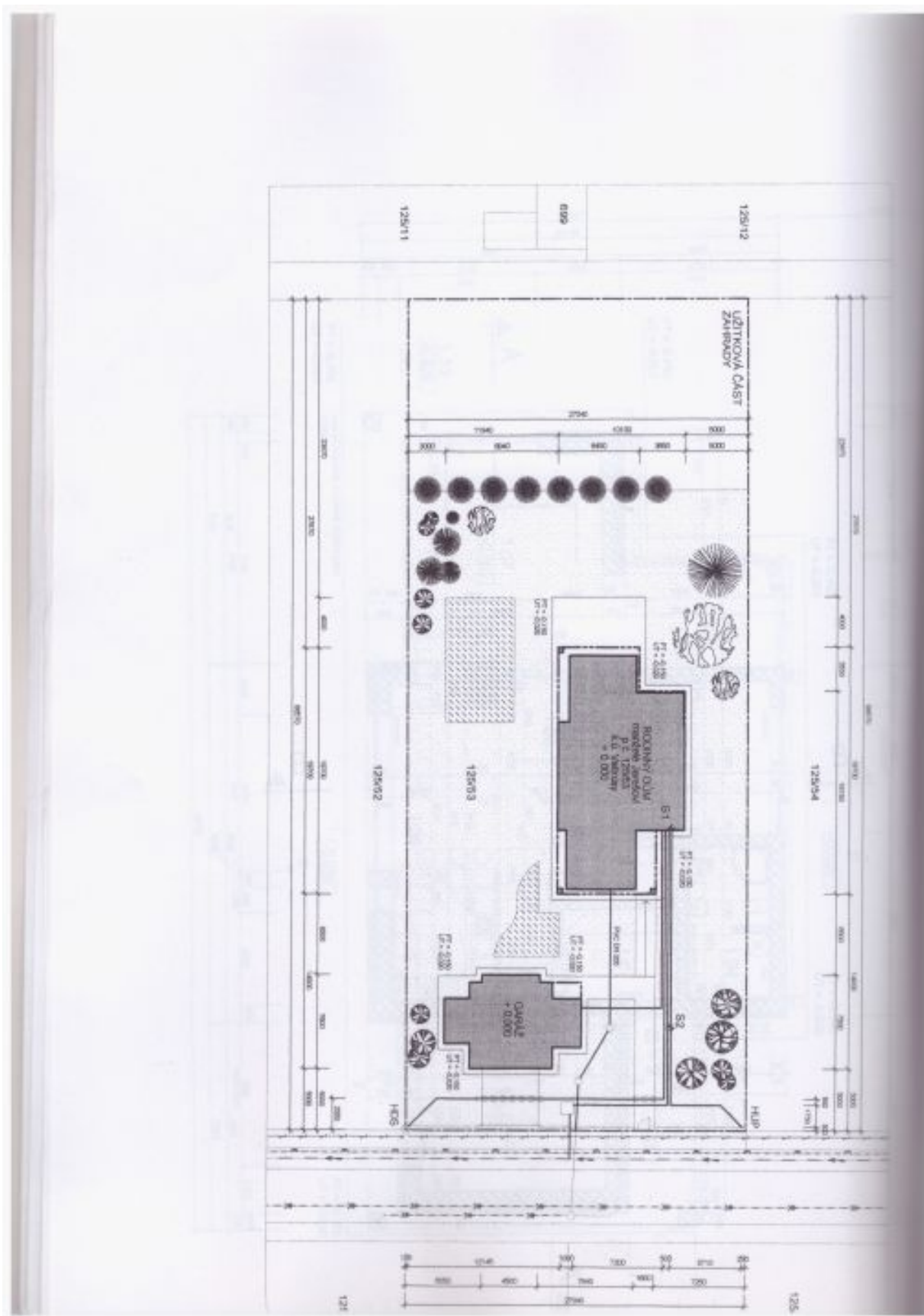




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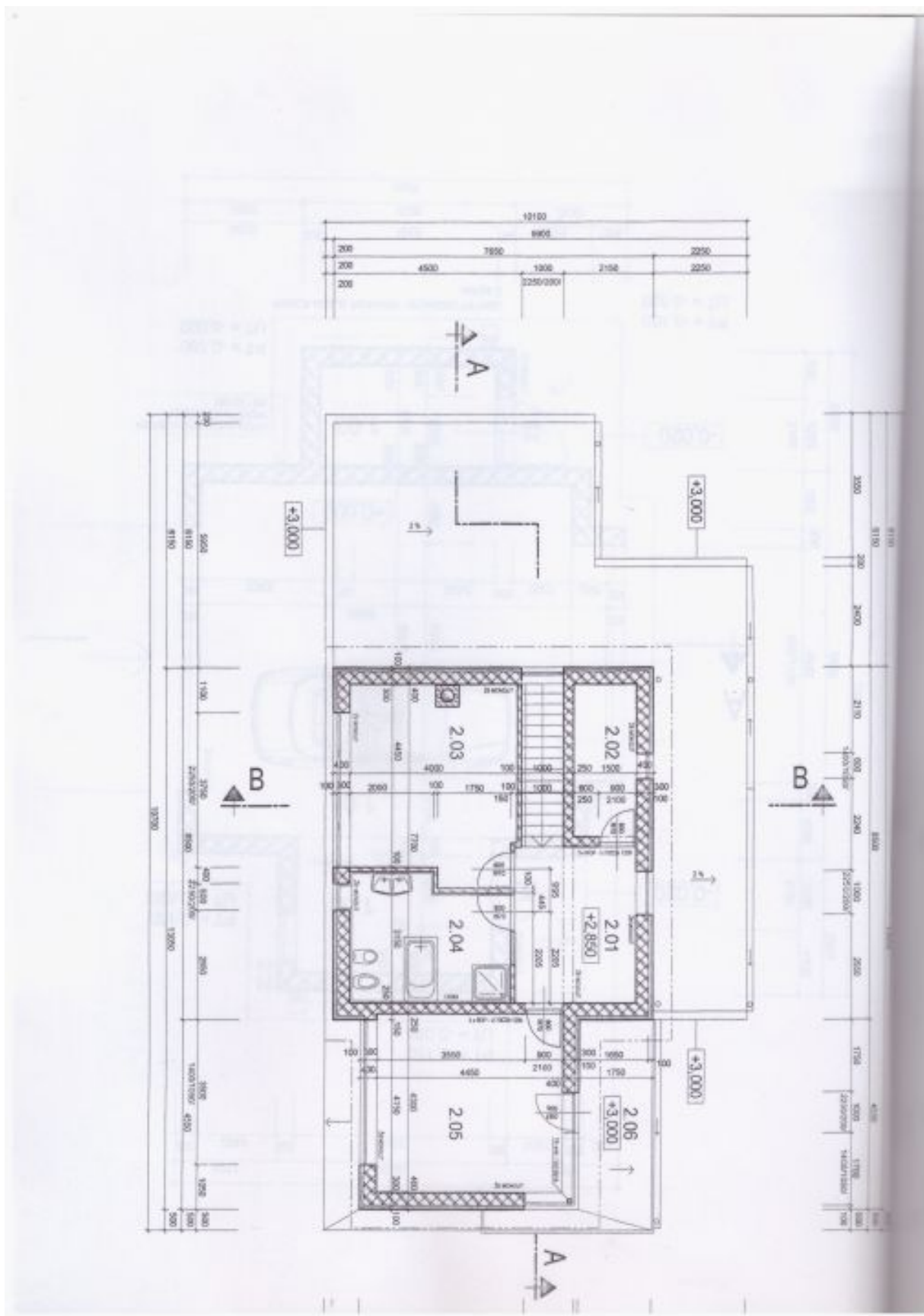




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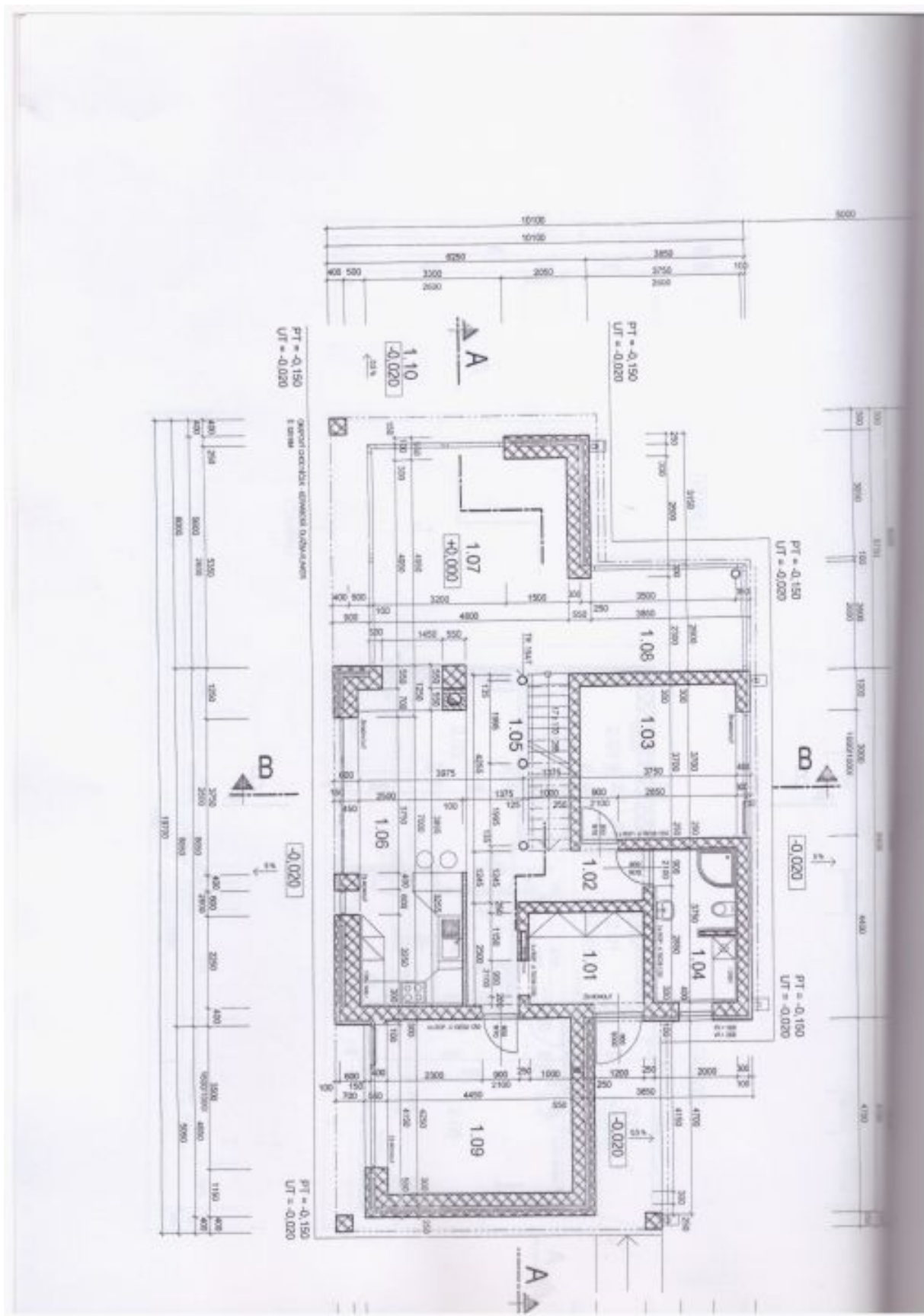




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