

House Six-bedroom (7+1)

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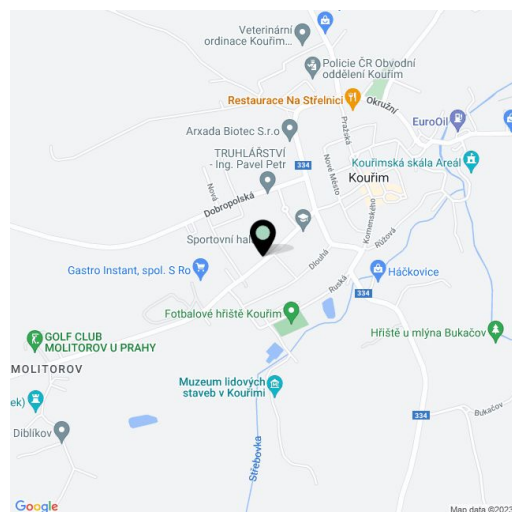
428 m², Kolín, Kouřim, Československé armády



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Total area	428 m ²
Plot	1 918 m ²
Foot print	381 m ²
Garden	1 537 m ²
Floor area	421 m ²
Balcony	7 m ²
Parking	Double garage + 4 parking spaces on the plot
Garage	Yes
Cellar	Yes
PENB	G
Reference number	19424



This multi-generational villa from the 1930s with a well-maintained garden providing complete privacy is located in a quiet villa part of the picturesque town of Kouřim with a beautiful historic center and complete civic amenities, only 35 km from Prague.

The house consists of 3 above-ground and 1 underground floors. The ground floor consists of a spacious living room, a kitchen with a dining area, a study, a **large airy hall open to the roof**, a separate toilet, an entrance hall, and 2 storage rooms. On the 1st floor is a master bedroom with a **balcony, en-suite bathroom, and adjacent dressing room**. Furthermore, there are 2 more bedrooms, one of which has an en-suite bathroom and a dressing room. You can enter the **2nd balcony** from the staircase hall. The attic contains a **separate studio apartment**. The basement of the villa with **vaulted ceilings** offers a **relaxation room with a Jacuzzi**, sauna, and shower, a cozy study, a laundry room, and other utility facilities with plenty of storage space.

The villa from 1921 was **carefully, completely, and expensively reconstructed** in 2006, including the replacement of **casement windows**; the original artistic and craftsmanship elements were preserved in the interior, including an **impressive staircase made of solid wood**. Facilities include **wooden floors** and tiles, **wooden interior doors**, or a camera system. A **gas boiler** provides heating; all bathrooms have **underfloor heating**. A separate **garage for 2 cars** (another 4 parking spaces are on the property) and a kennel for dogs stand in the large manicured **English-style garden**.

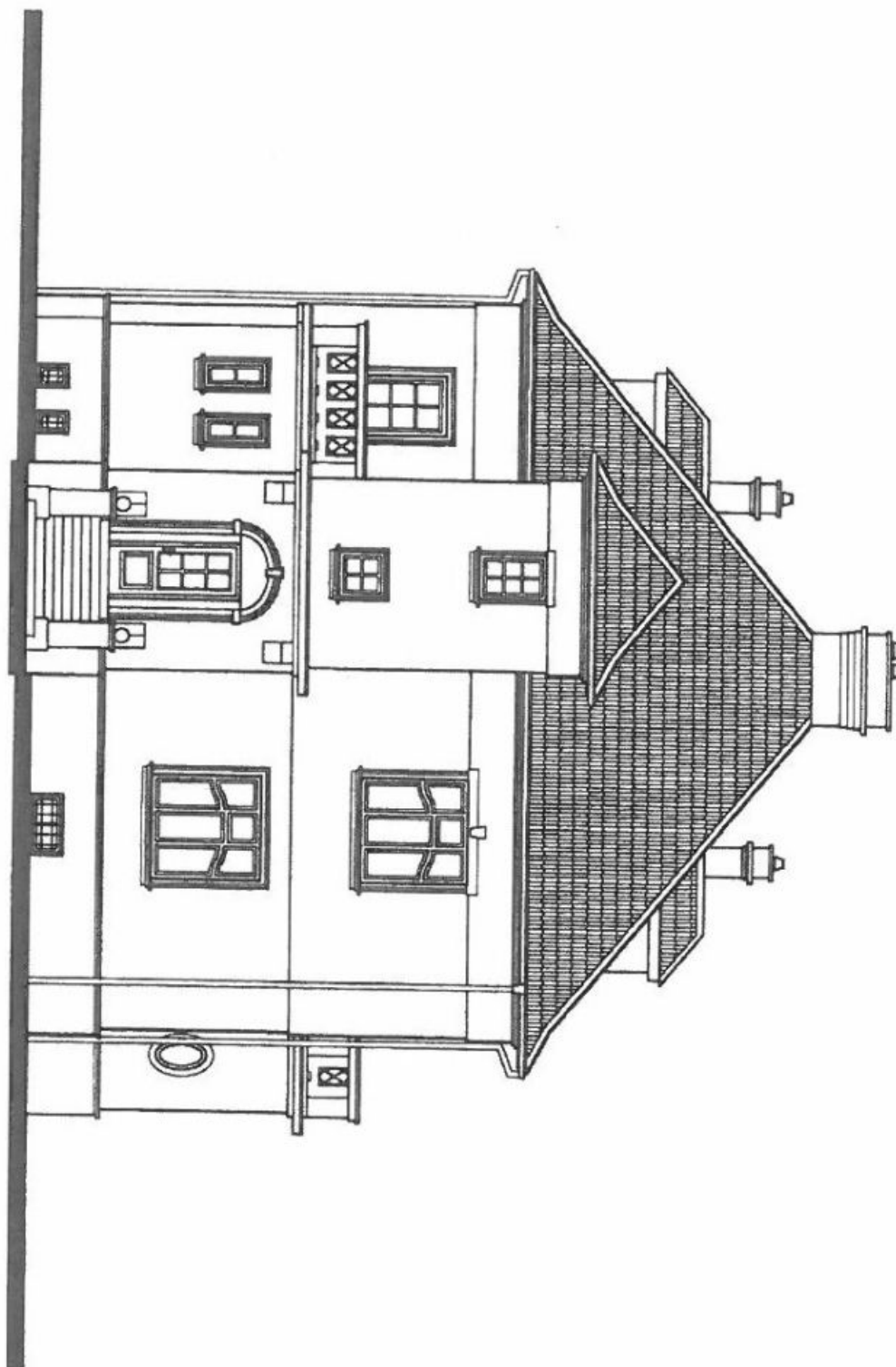
A convenient and pleasant area behind the **city walls** surrounding the **historic city center**, just a few steps from a kindergarten and elementary school, an art school, or sports hall with outdoor sports fields including tennis courts. There is a **golf course** nearby as well as a **swimming pool**. Kouřim has a bus and train connections with the surrounding towns, and the drive by car to the outskirts of Prague takes about 35 minutes.

Usable area 428.3 m² (of which balcony 7 m²), built-up area 381 m², garden 1,537 m², plot 1,918 m².

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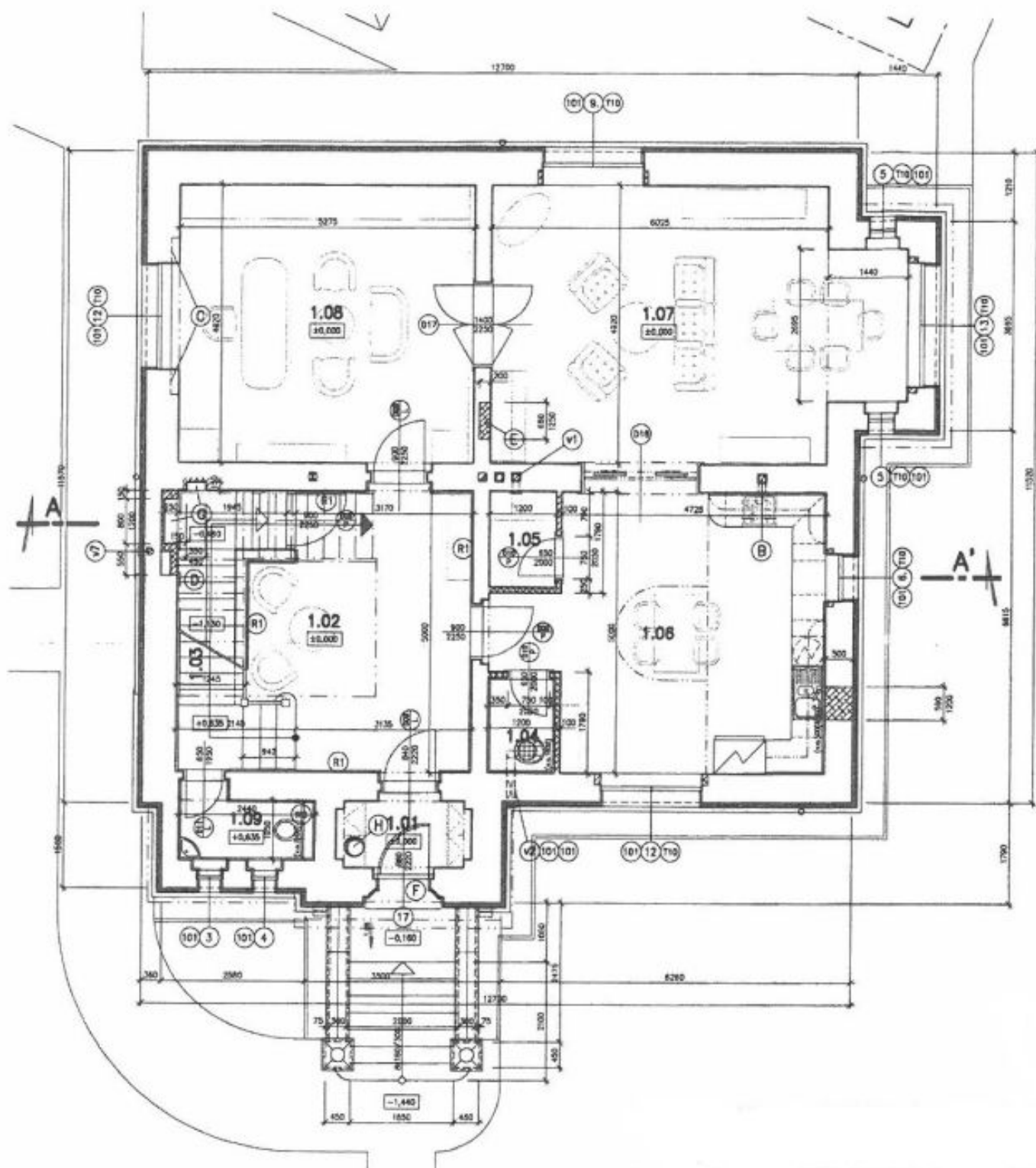
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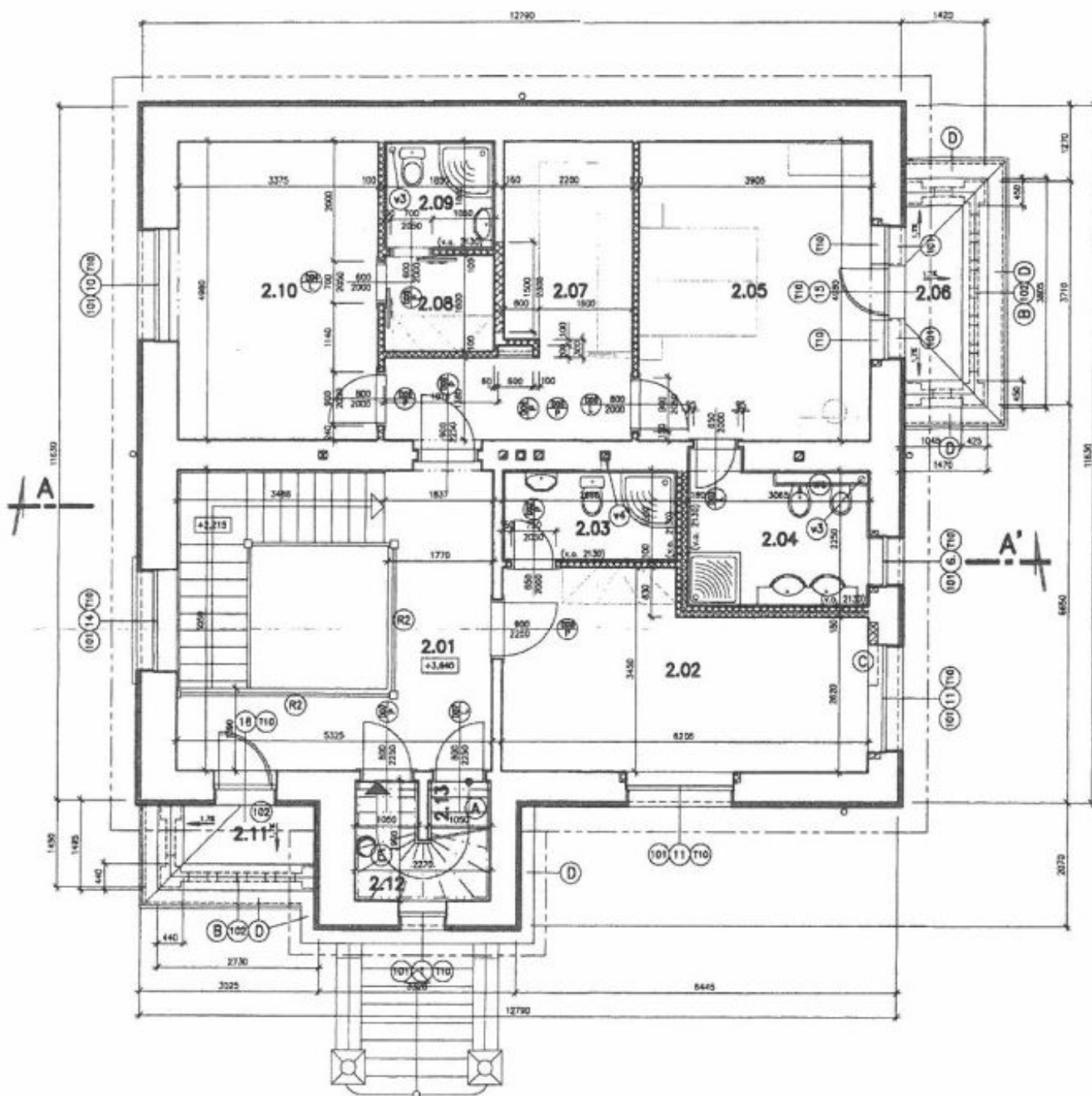
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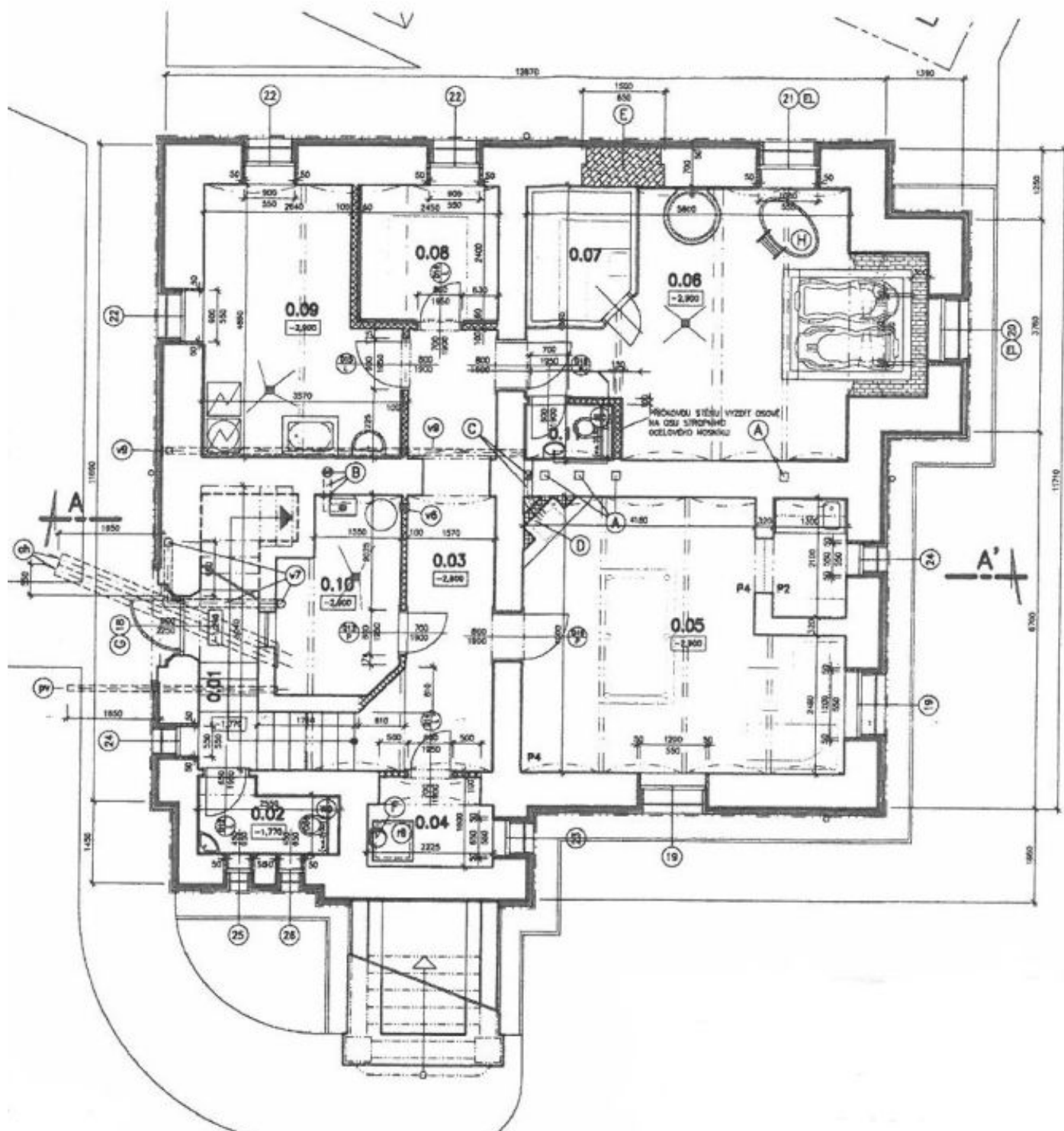
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