

## House One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Praha-západ, Petrov, K Petrovu



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Total area	65 m <sup>2</sup>
Plot	2 191 m <sup>2</sup>
Foot print	35 m <sup>2</sup>
Garden	2 156 m <sup>2</sup>
Floor area	60 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	42687

This cottage is set on a beautiful, south-facing plot with a total area of 2,191 m<sup>2</sup>, in a popular area in Posázaví with a wonderful atmosphere. The cottage is situated in the immediate vicinity of a forest in a recreational area, a twenty-minute drive from the southern outskirts of Prague.

The cottage with a basement and a floor area of about 60 m<sup>2</sup> is suitable for complete reconstruction or demolition. It is connected to electricity and water; waste is diverted to a sump (in the future, the construction of a sewerage system is planned). Access to the plot is via a municipal road.

The place provides **complete privacy**; at your fingertips is **brehtaking nature** perfect for hiking and biking. The **Posázavská Trail and the Medník Nature Trail** are nearby as well as the unique **lookout points** of the deep **Sázava Canyon**. Access from Prague is good; the drive by car takes about 20 minutes from the Prague Ring Road. There is also a bus line to Petrov and a train station within walking distance. Civic amenities are in nearby Davle or Jílové near Prague.

Usable area 60 m<sup>2</sup>, built-up area 35 m<sup>2</sup>, garden 2,156 m<sup>2</sup>, land 2,191 m<sup>2</sup>.

