



## House Nine-bedroom (10+1)

Sold

687 m<sup>2</sup>, Mladá Boleslav, Mladá Boleslav, U Zahrádek

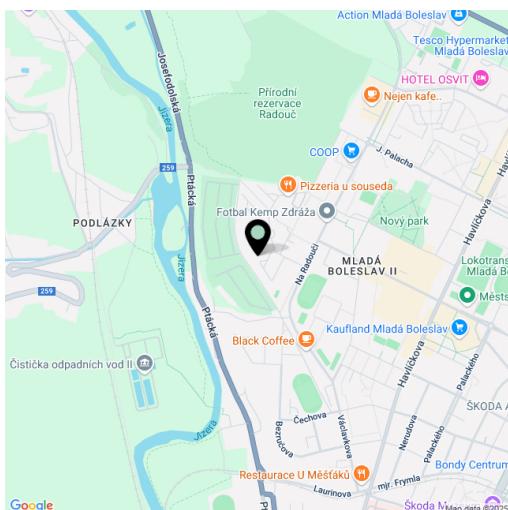




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|                  |                      |
|------------------|----------------------|
| Plot             | 2 357 m <sup>2</sup> |
| Foot print       | 587 m <sup>2</sup>   |
| Garden           | 1785 m <sup>2</sup>  |
| Parking          | Garage               |
| Garage           | Yes                  |
| Cellar           | -                    |
| PENB             | G                    |
| Reference number | 101723               |



**This designer family house with an airy interior, indoor pool, sauna, tennis court, photovoltaic power plant, and large sunny garden is located in a quiet residential area in Mladá Boleslav.**

The ground floor consists of a living room, a bedroom, a study, a kitchen, a dining room, a pantry, a hall, a central dressing room, a laundry room, a bathroom (with a bathtub, shower, two sinks), 2 separate toilets, and storage and utility facilities (HVAC and heat pump machine room). The living room has access to the **garden terrace with a pergola**. In the attic, accessible by a double staircase, there are 2 bedrooms, both with their own bathrooms (toilet, bathtub, sink, shower).

The house was built in 2005. **The exposed concrete**, together with the tropical wood cladding and the **floor-to-ceiling glass surfaces**, creates an impressive combination. Windows are **aluminum with interior and exterior shutters**, the floors of the living rooms are **wooden**, and the interior doors are **veneered** with paneled frames with hidden hinges, **all-glass** with a metal frame and made of wood with **glazed panels** in a superior design. The kitchen is equipped with brand-name appliances. **The pool** was added in 2011, and the **photovoltaic power** plant in 2014. Heating is provided by air-conditioning, and the heat source is an air-to-air heat pump. The equipment includes an intelligent NIKO BUS wiring system, circuit breakers, and an intelligent computer network; the house is equipped with an electronic security system with cameras and a fire alarm. On the plot is a **tennis court** with a 3rd generation artificial grass surface, and the garden is maintained with **automatic irrigation**. Parking is provided in the **garage**.

This very quiet residential part of the city provides everything you need for **comfortable family living**. A few steps from the house is a **kindergarten and elementary school**, a sports center, a grocery store, a pharmacy, or a restaurant. The area is full of greenery thanks to the neighboring **horticultural colony, the New Park, or the forest park on Radouč Hill**. It is possible to connect to a **bike path** or a **hiking trail** directly from the house.

Total area 687 m<sup>2</sup>, built-up area 587 m<sup>2</sup>, garden 1,785 m<sup>2</sup>, land total area 2,357 m<sup>2</sup>.