



House Five-bedroom (6+kk)

Sold

493 m², Kladno, Kladno, 5. května





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Total area	493 m²
Plot	865 m²
Foot print	270 m²
Garden	595 m²
Floor area	318 m²
Terrace	46 m²
Parking	Double garage
Garage	Yes
Cellar	130 m²
PENB	G
Reference number	108006

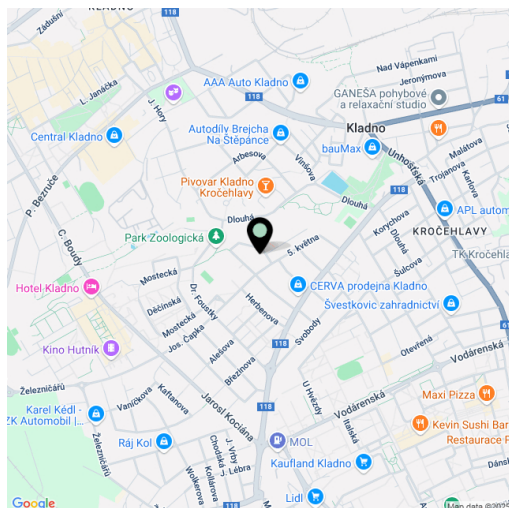
This very spacious family house, featuring a gym and a sauna, is surrounded by a large garden and situated on a quiet side street close to both a park and all necessary services in the city of Kladno. The many advantages of Kladno include its excellent connections to Prague and beautiful surrounding nature.

The ground floor consists of a bright open space with a living room, dining area, and kitchen, as well as a guest room/office, walk-in closet, pantry, bathroom, and entrance hall with a staircase. On the first floor, there is a master bedroom with an en-suite bathroom and walk-in closet, three additional rooms, a central bathroom and walk-in closet, a laundry room, and a gallery. Two of the rooms have **large balconies**—one facing **northwest towards the garden** and the other facing **southeast** towards the street. The basement, measuring approximately **130 m²**, contains a **sauna**, a **gym**, a **utility room**, and storage spaces.

The house was completed in 1998. Windows are plastic with **exterior blinds** (facing the garden). The living room features a **fireplace** with a stove insert, and the main heat source is a gas boiler. The house is equipped with a **security system** with an alarm. The garden, maintained by an **automatic irrigation system** using well water, is adorned with solitary trees and shrubs, ensuring **privacy**. The garden also includes a **hot tub**, **outdoor fireplace**, and a **double garage**.

This pleasant location is close to several kindergartens, and within a comfortable walking distance, you'll find a **shopping and entertainment center** and **sports facilities**. Kladno has excellent connections to Prague by bus and train, and the drive is quick thanks to the D6 highway. In the future, there will also be a **rapid transit line to the airport**.

Total area 493 m², built-up area 270 m², garden 595 m², plot 860 m².





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