



## House Four-bedroom (5+kk)

**Sold**

215 m<sup>2</sup>, Mělník, Postřizín, Modřínová







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Total area	215 m <sup>2</sup>
Plot	715 m <sup>2</sup>
Foot print	96 m <sup>2</sup>
Floor area	138 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Parking	Garage for one car
Garage	20 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	108663

**This southeast-facing house with a swimming pool and large garden is located on the outskirts of the Central Bohemian village of Postřizín. The area offers quick access to Prague via the D8 highway and full civic amenities in Odolená Voda or nearby Kralupy nad Vltavou.**

The ground floor of the house features a living room connected to a kitchen, a guest bedroom, a bathroom, a utility room, a hallway, and an entrance vestibule. The upper floor, accessed by an interior staircase, consists of a master bedroom with a walk-in closet and **a balcony**, a bathroom with both a shower and a bathtub, a spacious bedroom/study with a balcony that can be divided into two smaller rooms, a children's room, and a hallway. The attic offers ample storage space, part of which is walkable. **A garage for one car**, with direct access to the garden, belongs to the house, and up to three more vehicles can be parked on the property. From the living room, you can step out onto a spacious terrace with a roofed **pergola** with lighting, which seamlessly extends to the **swimming pool**.

The house is equipped with double-glazed plastic windows, with insect screens installed on upper-floor windows, floating floors, and interior ash wood doors. Heating is provided by a wood-burning fireplace and **a Nibe heat pump** installed two years ago. A second heat pump heats the outdoor covered **swimming pool**, which uses **salt water**. Some rooms are also fitted with underfloor heating. The garden is irrigated using water from a private well, and there is an outdoor **fireplace with a smokehouse** on the plot.

**Postřizín** is situated on the northern outskirts of Prague, offering a peaceful environment ideal for family life. The village itself features a kindergarten, children's and workout playgrounds, and a roadside inn. Elementary schools operate in nearby **Kralupy nad Vltavou** and **Odolená Voda**, both offering a full range of services, including medical facilities, sports venues, and leisure time activities. Shopping options include the retail park in Kozomín and supermarkets in Kralupy and Odolená Voda. Excellent transport accessibility is ensured by suburban public transport and the D8 highway, which leads from Letňany toward central Prague and also connects easily to the **Prague Ring Road**.

Total floor area 214.65 m<sup>2</sup>, terrace 48.00 m<sup>2</sup>, balconies 2 × 4 m<sup>2</sup>, garage 20.28 m<sup>2</sup>, built-up area 96 m<sup>2</sup>, plot size 715 m<sup>2</sup>.

