



## House Three-bedroom (4+kk)

€ 636 401 | CZK 15 490 000

220 m², Opava, Šilheřovice, K Juliánce





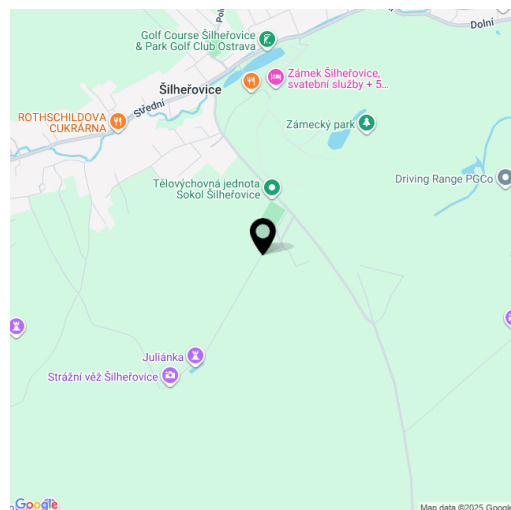


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Total area	220 m²
Plot	740 m²
Foot print	210 m²
Garden	530 m²
Floor area	184 m²
Terrace	36 m²
Parking	Garage for 1 car
Cellar	-
PENB	B
Reference number	110617



**This modern new build family house with a garden, southwest-facing and set in a peaceful environment near a castle park and Černý les in Šilheřovice, offers an ideal setting for nature and golf enthusiasts. Its location just 15 km from the center of Ostrava also makes it suitable for daily commuting to work.**

The house is divided into three functional sections – the social area, the private zone, and the garage. The social zone is located in the southern wing and consists of a spacious living room with a kitchen, dining area, and access to a **large terrace**, as well as an entrance hall and corridor. The private section, mainly southwest-facing, includes a study and two bedrooms with access to the terrace, a master bedroom with a **walk-in closet** and en-suite bathroom (shower, toilet), a shared bathroom (bathtub, two sinks, toilet), and a utility room. The **garage** is situated in the northeast part of the house, with additional parking available in front of the house.

The house is equipped with modern technologies that ensure **comfortable and energy-efficient living**. PVC windows are fitted with external blinds, floors in the living areas are vinyl, and other areas have large-format tiles. Bathrooms feature large-format tiles and are fitted with designer **Tres Project** faucets and LED mirrors with illuminated magnifying lenses. Technical equipment includes a **wood-burning stove**, **air-conditioning**, a Viessmann heat pump with hydronic **underfloor heating**, a 3.3 m³ rainwater tank, and a **Jablotron** security system. The house is also prepared for the installation of a kitchen, electric vehicle charging station, pool heat pump, camera system, photovoltaic panels, swimming pool, and garden house. The exterior façade is enhanced with **natural stone cladding**.

**Šilheřovice**, located roughly halfway between Hlučín and Bohumín, is a well-known recreational area. The village offers a primary and nursery school, municipal office, post office, several restaurants, the **Rothschild** family castle, and the nearby Hunting Lodge – between them lies the **Šilheřovice Golf Resort**, which also features a significant nature trail. Outside the village lie two nature reserves, **Černý les I and II**. Traveling by car or bus to Bohumín, Hlučín, or Ostrava takes up to 20 minutes.

The final materials used in the house can be adjusted according to the future owners' preferences; however, the listed price corresponds to the developer standard (as shown in the photos of the already completed show house).

Total area 219.74 m² (of which interior 184.23 m², terrace 35.51 m²), built-up area 210.14 m², garden 529.86

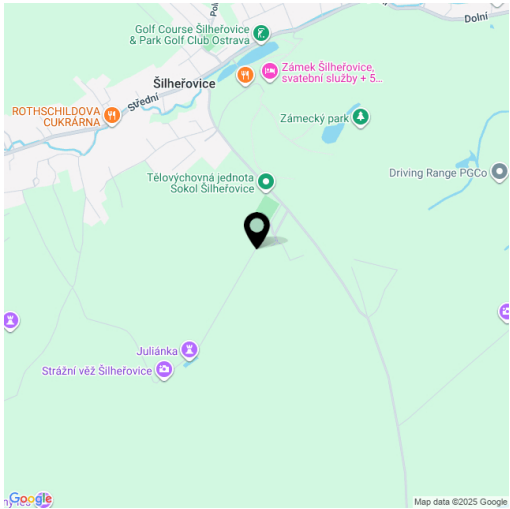


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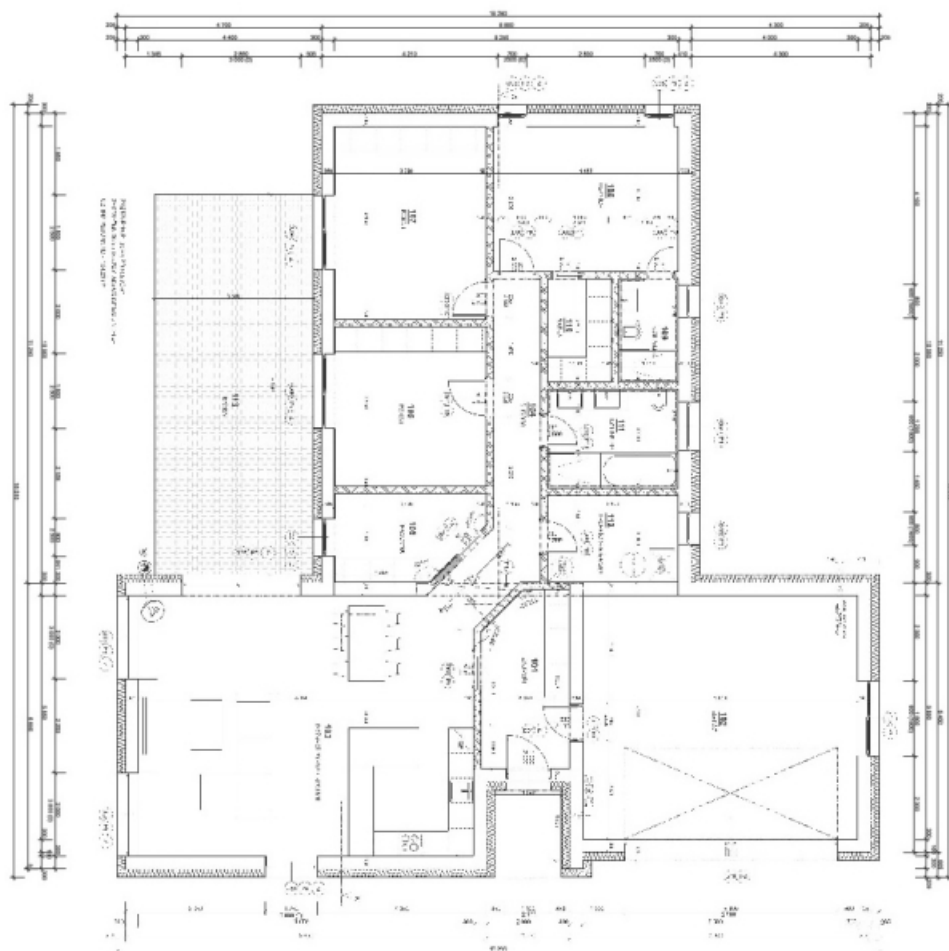




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**POZNÁMKY**  
1. - Všechny rozměry jsou v m.  
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Číslo	Popis	Objem
1	Stavba domu	1.000 m³
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3	Stavba domu	1.000 m³
4	Stavba domu	1.000 m³
5	Stavba domu	1.000 m³
6	Stavba domu	1.000 m³
7	Stavba domu	1.000 m³
8	Stavba domu	1.000 m³
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