



House Two-bedroom (3+kk)

€ 472 473 | CZK 11 500 000

72 m², Praha-západ, Petrov, Na Pijavkách





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Plot	1 286 m²
Foot print	79 m²
Garden	1 207 m²
Parking	Garage
Cellar	-
PENB	G
Reference number	110978

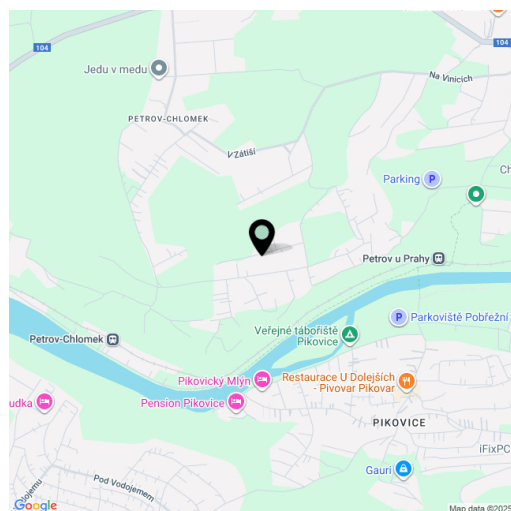
This brick cottage with a fireplace, garage, and south-facing terrace stands on a beautiful large garden with mature trees, in an attractive area above the Sázava River canyon, close to the Střed Čech Nature Park and the outskirts of Prague.

The lower level consists of a living room with a **fireplace**, a kitchenette, a bathroom with a toilet, an entrance hall, and a staircase landing. The attic includes two bedrooms and a bathroom. Both bedrooms have access to a **terrace** overlooking the **garden** and the **surrounding countryside**. The basement contains a garage and **storage space**.

The cottage is **well maintained** and connected to **electricity**, the public **water supply**, and the **municipal sewer system** with a private **water well** also located on the property. Windows are wooden with double glazing; heating on the ground floor is provided by a stove, and electric heaters are installed in the attic. The gently sloping plot includes a **garden shed** and a **paved terrace**.

This **sought-after recreational area** lies in the **wooded landscape of the Sázava River region**, only about 15 km from the edge of Prague. The surroundings are ideal for walking, cycling, mushroom picking, and water sports. Basic amenities are available in Petrov, with more extensive services in Jílové u Prahy and Davle. Travel to the area will become even faster after the completion of the D3 highway section between Prague and Jílové.

Total area 72.4 m², built-up area 79 m², garden shed 8.16 m², garage 17.55 m², garden 1,207 m², plot 1,286 m².





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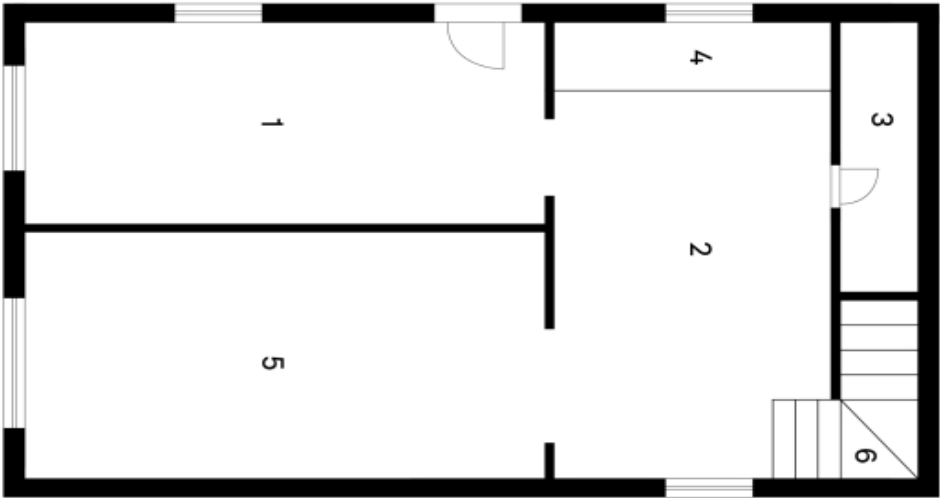
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Na Pijavkách

Byt 3+kk

1. NP

1	Předstíh	8,88 m²
2	Hala	12,21 m²
3	Koupelna	2,07 m²
4	Kuchyňka	3,50 m²
5	Obývací pokoj	13,07 m²
6	Schodiště	2,68 m²





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8 Chodba
9 Pokoj
10 Pokoj
11 Balkon

3,53 m²
9,73 m²
13,24 m²
7,00 m²



Na Pijavkách

Byt 3+kk

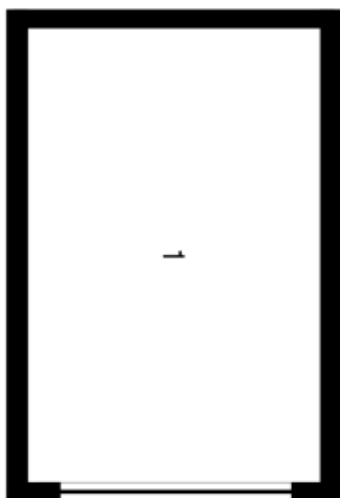
2. NP



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1 Garáž

17,55 m²

Na Pijavkách

Byt 3+kk

1. PP