



House Three-bedroom (4+kk)

Sold

140 m², Praha-východ, Stříbrná Skalice





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Total area	140 m ²
Plot	307 m ²
Garden	248 m ²
Floor area	124 m ²
Balcony	5 m ²
Terrace	11 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	111034

This house with a south-facing garden, an outdoor heated pool, and beautiful views of the surrounding greenery is located in an excellent and easily accessible part of Stříbrná Skalice, in the Posázaví region near the Ladova area, the historic town of Sázava, and Jevany, which exudes a 1930s charm. The house is suitable both for recreation and, thanks to nearby amenities, as a permanent residence.

The residential area, spread out over two floors, comprises 3 bedrooms (one with a **balcony**), a living room with access to the **terrace**, a dining area with a kitchenette, a storage room, a bathroom, and an entrance hall. The basement includes a **cellar** providing additional storage space.

The house was officially approved in 1992. Heating is provided by a **wood-burning stove** and electricity, water comes from a private well, and the property is connected to the sewer system. The nicely landscaped garden features a **pool** (6 × 3 m, depth 1.2 m) with a sliding cover, heated by a heat pump. **Parking** is available on the paved area next to the house. Approved as a family house intended for recreation.

The popular recreational area in the picturesque Posázaví region offers ample opportunities for hiking, cycling, mushroom picking, water sports, and swimming in the **Sázava River**. Nearby is the **Sázava Monastery**, a center of Slavic education. The village of Stříbrná Skalice itself has a long history, with a Romanesque church dating back to the 12th century and legends mentioning a settlement as early as the 8th century. Today, the village has a kindergarten and primary school, a grocery store, a post office, and medical services. It is located just 35 km from the southeastern edge of Prague, with a bus stop just a two-minute walk from the house providing direct connections to the Háje metro station. The village is also on a railway line, and travel by car is facilitated by the D1 highway.

Total area 140 m², built-up area 59 m², garden 248 m², plot 307 m².

