



House Two-bedroom (3+1)

Sold

140 m², Praha-západ, Štěchovice, Hvozdy

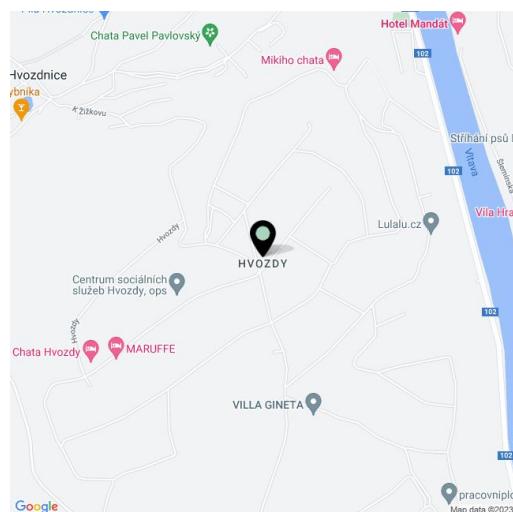




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Plot	6 114 m ²
Foot print	75 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	20306



Picturesque summer house with a fireplace, on a 6 114 m² plot, surrounded by a garden with rhododendrons and lush woodland, providing absolute privacy and tranquility for relaxation, located in a forest between the villages of Hvozdnice and Masečín, near Štěchovice and Slapy dam, 30 km from Prague.

On the ground floor there is a living room with a fireplace and French windows leading to the garden, a kitchen with dining area, a pantry, utility room, and a separate toilet. A wooden spiral staircase leads to the first floor where we find 2 bedrooms, each with access to the terrace, and a bathroom with a bathtub.

The cottage was built in 1937 and was, in recent years, continuously reconstructed. Heating is provided by a fireplace insert of 25 kW, which is in the living room with hot air distribution into other rooms. In the entrance hall there is an electric heater; Morso stove on the first floor. The building has a boiler (200 liters), in place, water conduit and septic tank; gabled roof. **Cellar under 2/3 of the house.**

The entire property is fenced. Its dominant feature is its ornamental garden with **rhododendrons and mature forest** on the plot (pine, fir, spruce, larch, oak, beech, hornbeam, yew); a carport, tool shed and a small pool complete the garden.

This 1930 traditional recreational area with lush forests and dam continues to excite fans of water activities and mushroom hunting. Easy accessibility to Prague (30 minutes by car and convenient bus connection).

Built-up area of 75 m², land area of 6,114 m².