



## House Six-bedroom (7+kk)

Sold

488 m<sup>2</sup>, Nymburk, Přerov nad Labem, Pod Hůrou



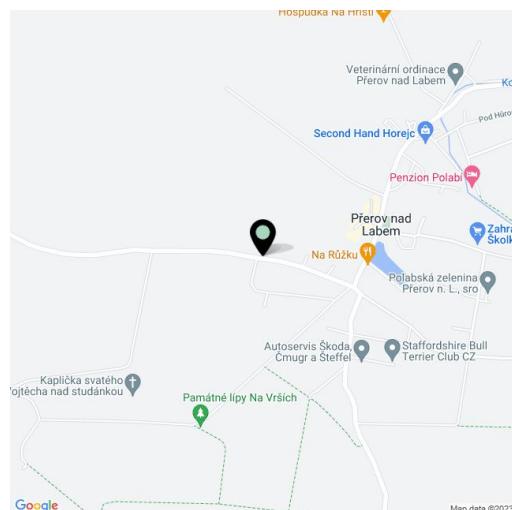


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|                  |                     |
|------------------|---------------------|
| Plot             | 1939 m <sup>2</sup> |
| Foot print       | 372 m <sup>2</sup>  |
| Garden           | 1567 m <sup>2</sup> |
| Parking          | Garage for 2 cars   |
| Garage           | Yes                 |
| Cellar           | -                   |
| PENB             | C                   |
| Reference number | 31131               |



**This generously apportioned family house surrounded by a large landscaped garden with a swimming pool and a large children's playground is located in the attractive countryside near Přerov Chateau with excellent access to Prague.**

The ground floor consists of an airy kitchen connected to the dining area and a living room with access to the **terrace** and garden. There is also a study room/library, a guest room with a private bathroom, a toilet, and a dressing room, an entrance hall, a bathroom with a laundry room, a pantry, a utility basement, and a boiler room. A **comfortable spiral staircase** leads to the upper floor where there are 4 **air-conditioned** bright bedrooms with dressing rooms, 2 bathrooms, and a cleaning room.

The house was built using **high quality materials**, such as insulation glass mineral wool, **Baumit** silicone plaster, **Bramac** roof tiles, handmade burnt brick strips for tiles, handmade burnt bricks used for the house's fence, **solid oak parquet floors** (impregnated with oil and wax) in the entire living space, mosaic tiles and large-format tiles in the bathrooms, burnt bricks, **French wooden insulated ELK windows**, and skylights. In the living room, there is a **tiled fireplace** and a **wine cellar**, the kitchen is fully equipped (appliances from 2017). The purchase price includes brand name furniture. The house has a data network, incl. wireless Internet, an alarm system, and CCTV. Water is provided from a well with unlimited use (it is currently connected to the public water supply). The property is also connected to the sewerage system. Heating is by a Geminox gas boiler. Parking is in a **double garage** with direct access to the house. There is a **heated fiberglass pool** (7.5 x 3.5 m) and a garden house in the carefully landscaped garden with an automatic irrigation system. A **covered veranda with a furnace** features a pleasant sitting area.

All urban amenities (a kindergarten and an elementary school, a health center, shops, a post office) are nearby, as well as a football field, a chateau, or a **folk museum**. The surrounding area boasts a number of ponds (e.g. the Salvátoršký Pond), and is also close to the Káraný - Hrbáčkovy tůně Nature Reserve. Prague is easily accessible by car thanks to the nearby D11 motorway. A suburban bus goes to the Černý most metro station (line B).

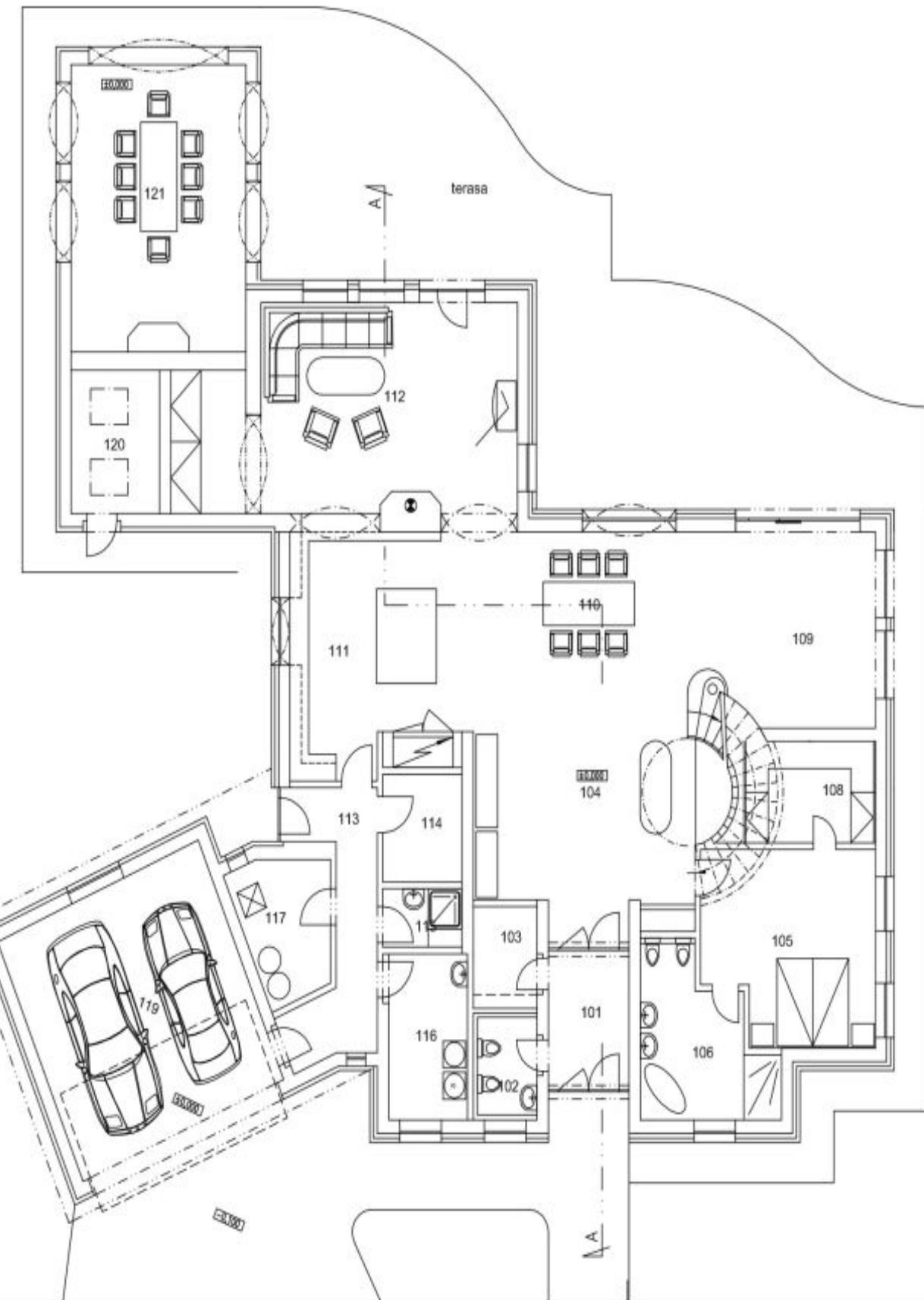
Interior 488 m<sup>2</sup>, built-up area 372 m<sup>2</sup>, garden 1,567 m<sup>2</sup>, plot 1,939 m<sup>2</sup>.



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