



## House Six-bedroom (7+kk)

**Sold**

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





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Plot	1 939 m²
Foot print	372 m²
Garden	1 567 m²
Parking	Garage for 2 cars
Garage	Yes
Cellar	-
PENB	C
Reference number	31131

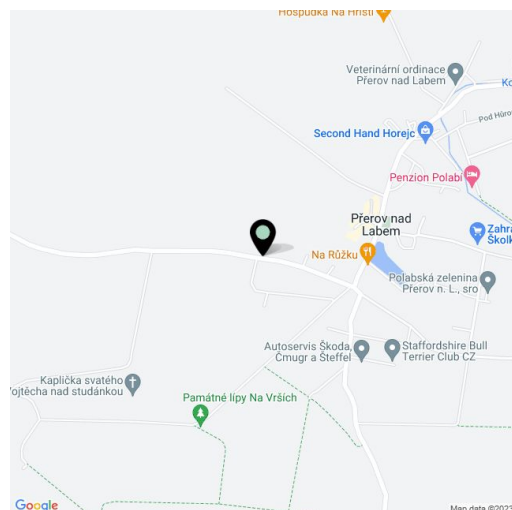
This generously apportioned family house surrounded by a large landscaped garden with a swimming pool and a large children's playground is located in the attractive countryside near Přerov Chateau with excellent access to Prague.

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 Salvátorský 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 m², built-up area 372 m², garden 1,567 m², plot 1,939 m².



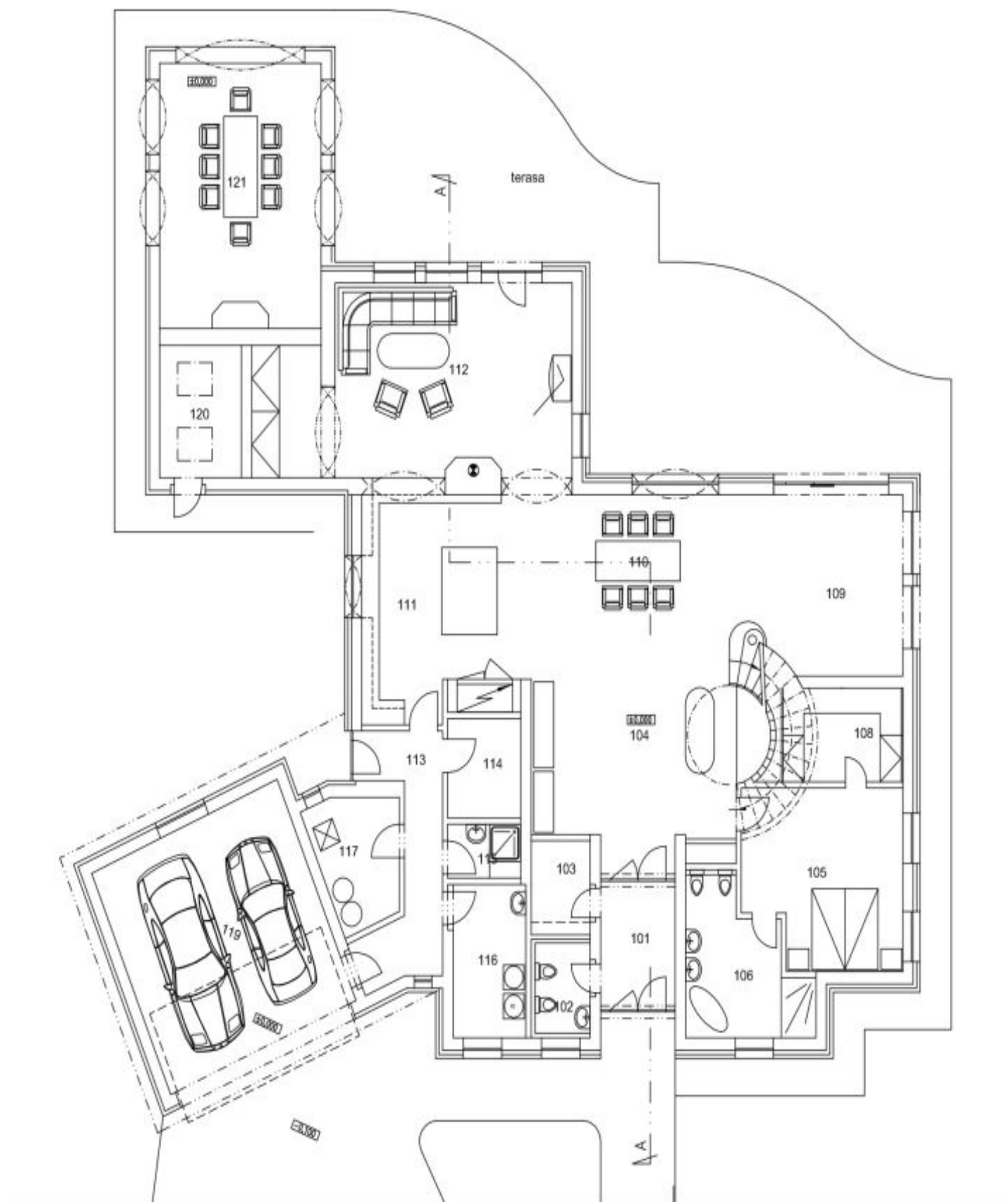




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