



## House Three-bedroom (4+kk)

88 m<sup>2</sup>, Kladno

**Sold**





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|                  |                    |
|------------------|--------------------|
| Plot             | 169 m <sup>2</sup> |
| Foot print       | 90 m <sup>2</sup>  |
| Garden           | 79 m <sup>2</sup>  |
| Parking          | Yes                |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 35185              |

This carefully renovated house with a gallery built at the end of the 18th century is located in the village of Třebíz, the historic center of which is a conservation area. Untouched by massive construction, the village is located near the royal town of Slaný with a complete infrastructure.

On the ground floor, there is a kitchen, a bathroom, a study, and an entrance hall. The first floor is accessible through the **gallery** and consists of 2 bedrooms, a bathroom, and a hallway.

The former tenant's cottage from the end of the 18th century was rebuilt in the middle of the 19th century and completely reconstructed in 2014-15 under the careful supervision of conservationists, **creating a home environment with modern standards**. There is **underfloor heating** in all of the rooms on the ground floor and in the upper bathroom and hallway, a **fireplace** in the living room. **The stone walls** are ventilated, with moisture and heat loss insulation under the floors. The house has a telephone line (used for Wi-Fi) and is connected to gas. The **exposed beams, wooden floors**, solid wood doors, and six-panel casement windows create a cozy atmosphere and **stylish furniture** can be left in the house upon agreement. The yard has a stone wall, the remains of a former barn.

The property is part of a residential area that has been declared a village conservation area. In close proximity, there is a post office, a municipal office, a library, a restaurant, the **Ethnographic Museum of Slansko**, or a kindergarten. Other services are in neighboring Slaný. The drive to the outskirts of Prague takes less than half an hour. Public transport is provided by bus. The village is mostly surrounded by agriculture and there is a **nature educational trail** or **bike path** that will take you to the nearby forests and the **Džbán nature park** with many rare plants and animals.

Useable area 88.4 m<sup>2</sup>, built-up area 90 m<sup>2</sup>, garden 79 m<sup>2</sup>, land 169 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

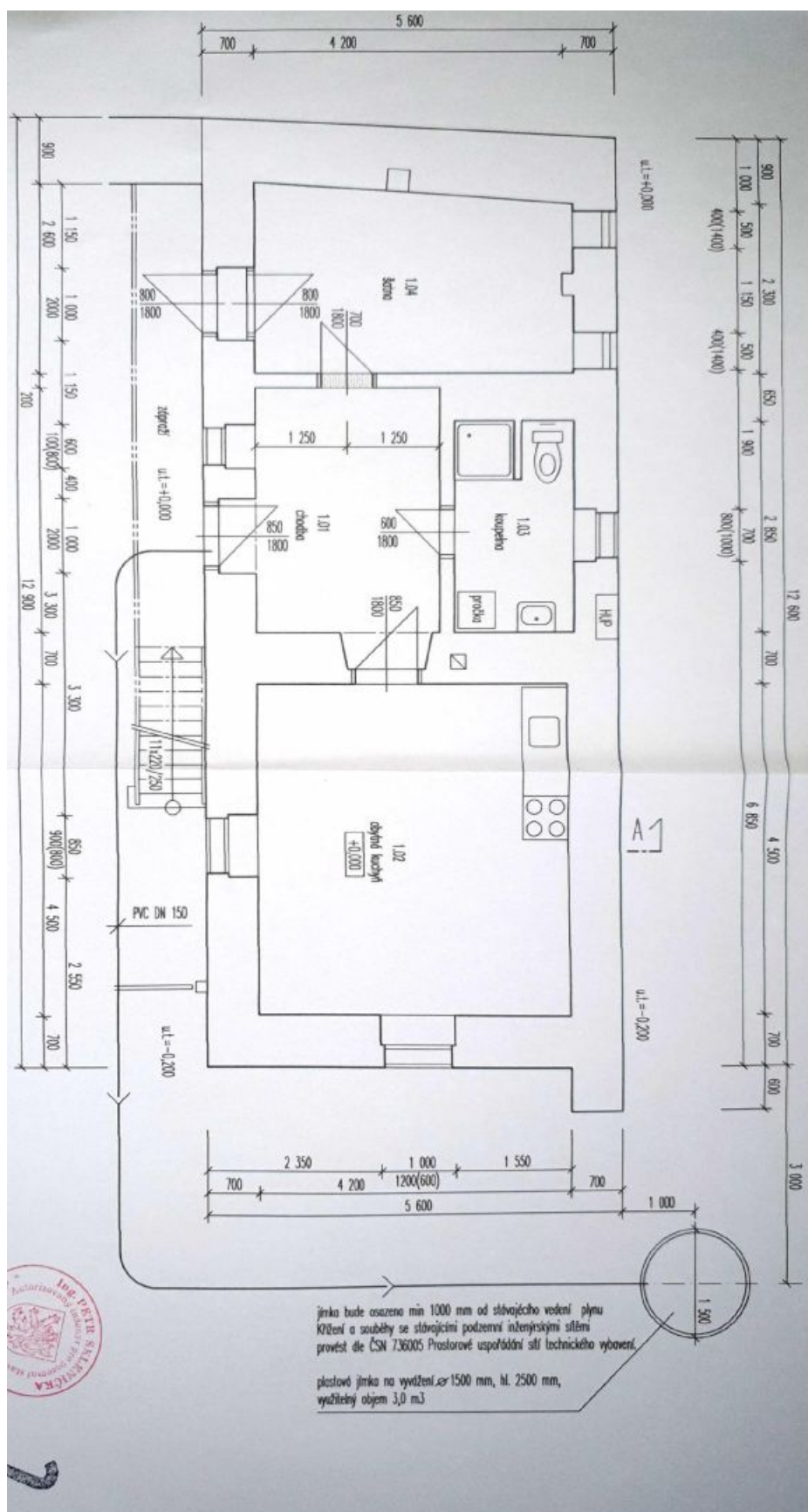




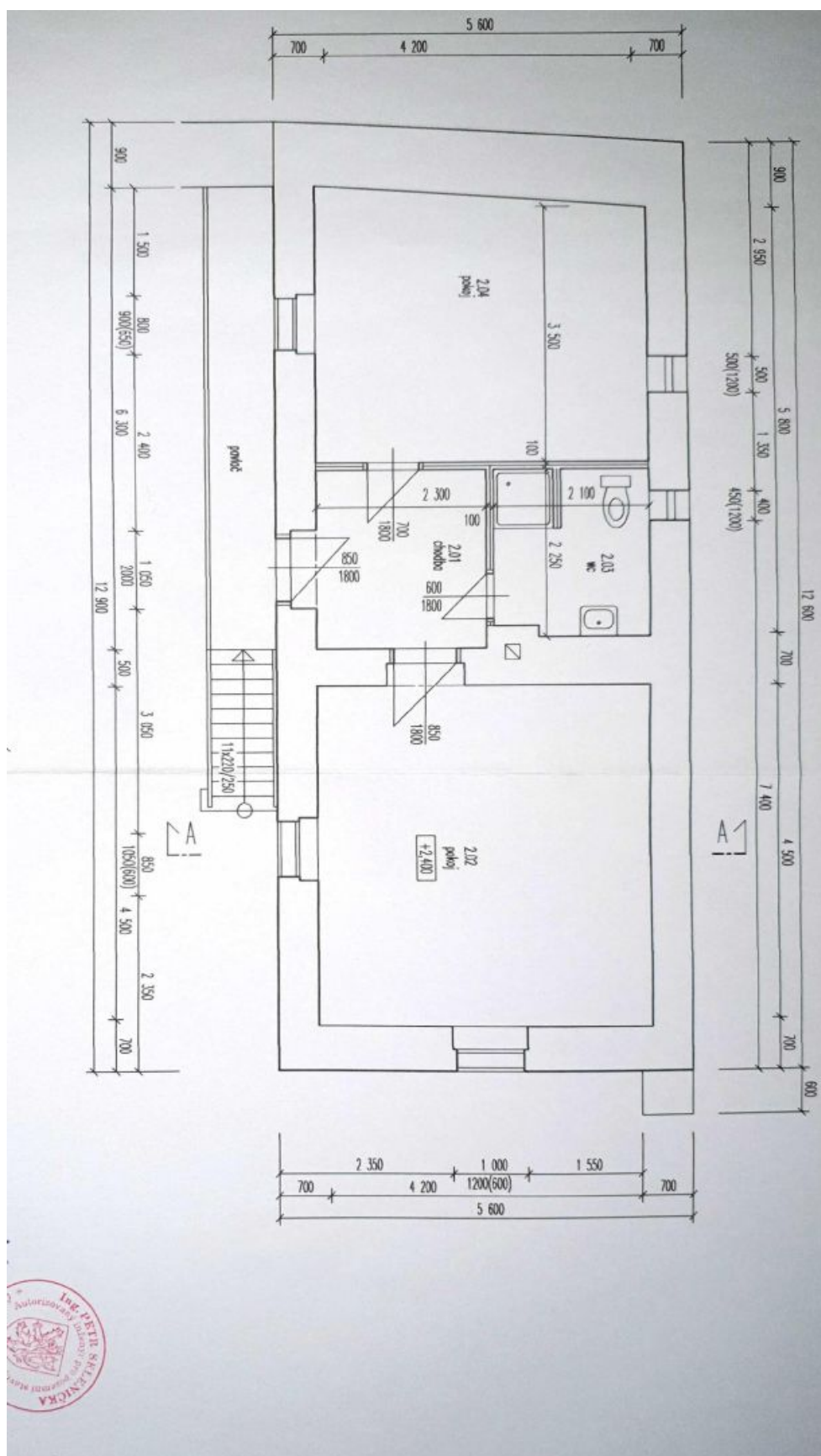
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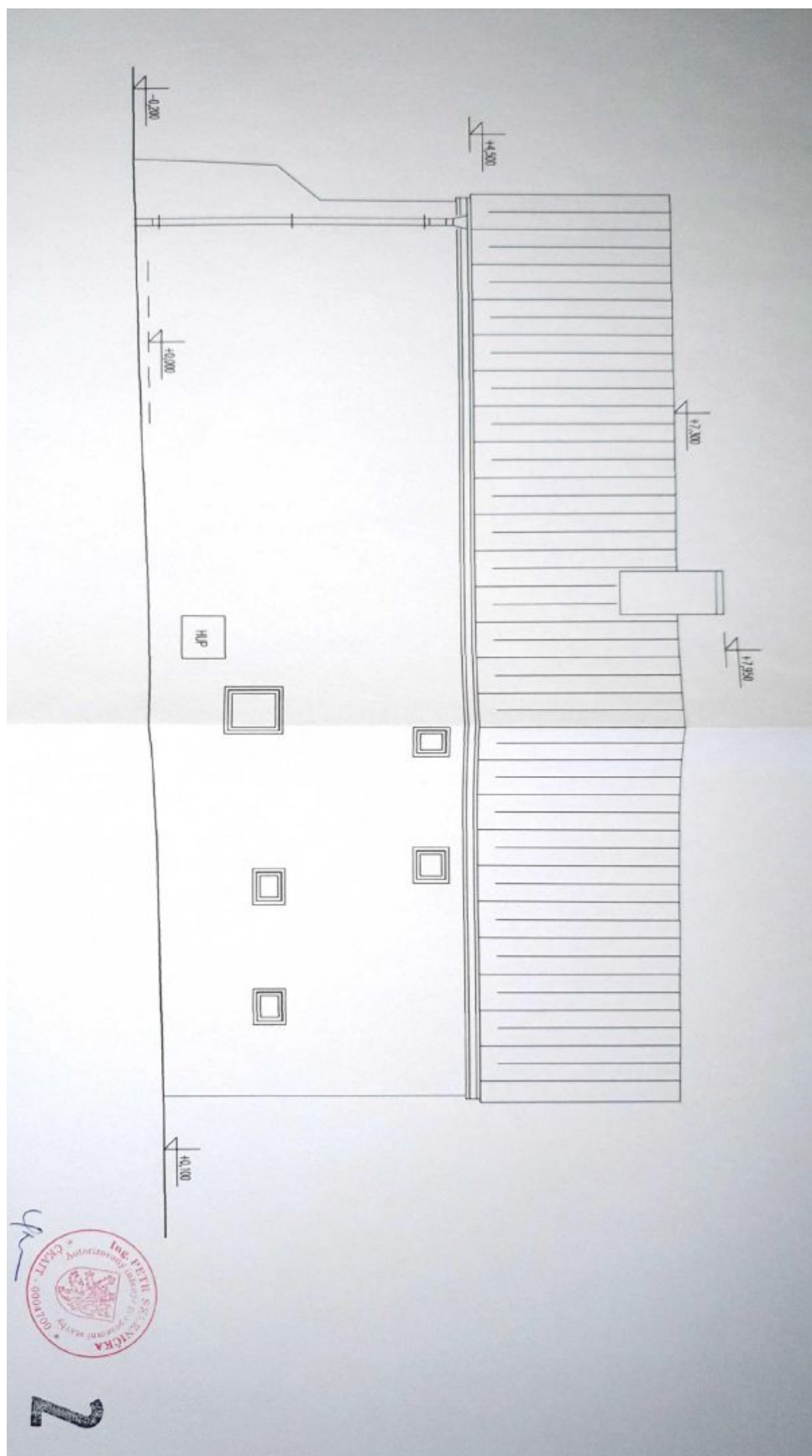




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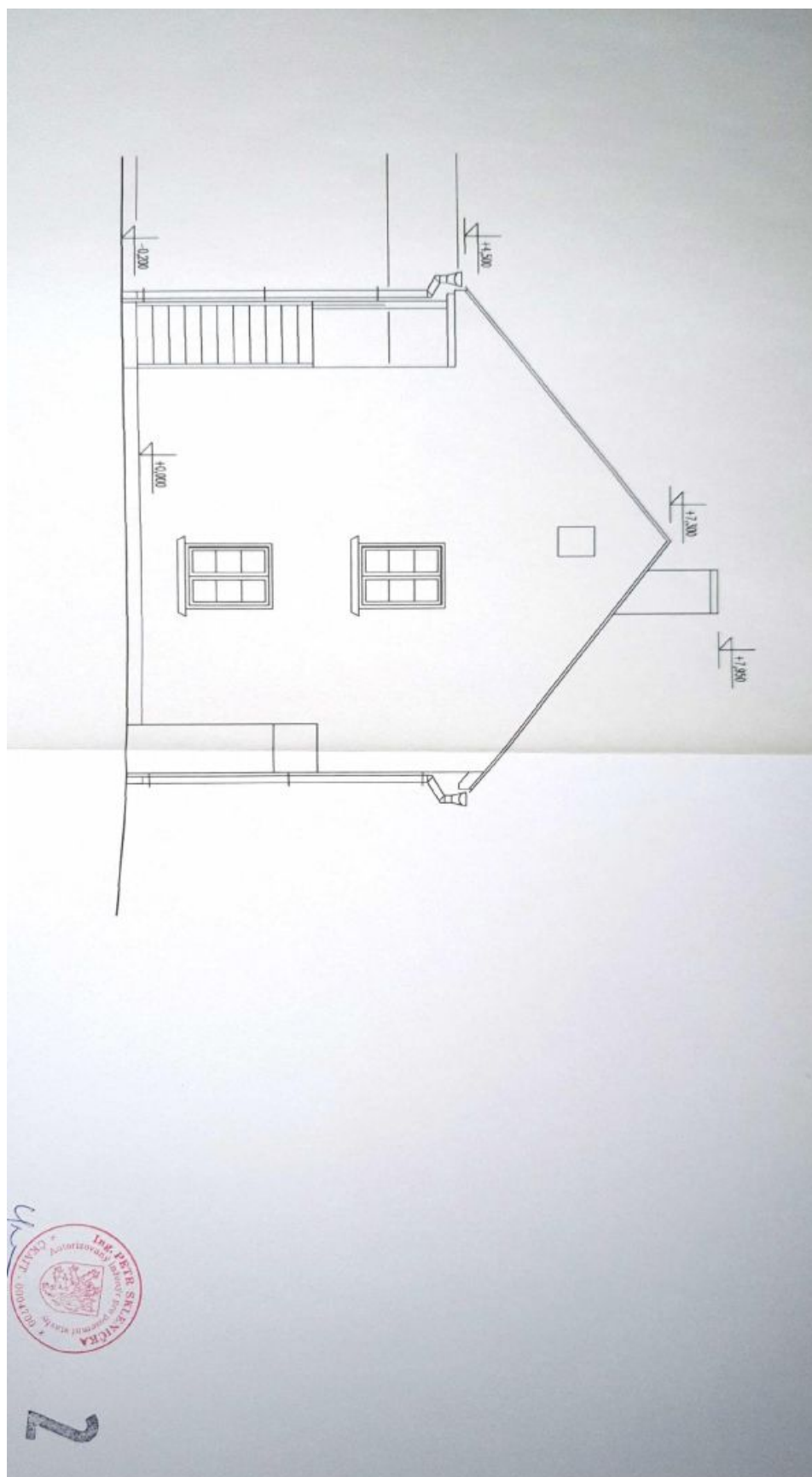




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