



House Four-bedroom (5+kk)

Sold

245 m², Benešov, Pyšely





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Total area	245 m ²
Plot	1225 m ²
Foot print	265 m ²
Garden	960 m ²
Floor area	221 m ²
Terrace	24 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	35205

This quality newly built one-story family house with a sauna and views of the landscaped garden is part of the Loreta Homes residential complex set amongst greenery and close to a golf course. It stands in the pleasantly quiet and peaceful town of Pyšely, which is situated in the picturesque Sázava landscape.

The layout consists of a living room connected with a kitchen, dining room, and **garden terrace**, 4 bedrooms, an upper gallery serving as a study, a **wellness area with a sauna**, 2 dressing rooms, a bathroom (with a toilet), a guest toilet, a hall, a laundry room, and a foyer with direct access to the **double garage**.

The bungalow from 2018 was created in cooperation with the **Free Architects** studio. Facilities include **large floor-to-ceiling windows** with exterior blinds, heated laminate flooring and tiles, a complete kitchen, and quality sanitary ware. Heating is by a gas condensing boiler. The **south-facing garden** is carefully maintained.

The residential complex is located near a square, where there is a post office, a grocery store, a restaurant, or a library, and a kindergarten and elementary school are within walking distance. A wider range of civic amenities is in nearby Benešov or Říčany. The city is surrounded by several **nature parks** with many bike paths and hiking trails. Transport links are provided by buses. A train stop with links to Prague is 3 km away.

Interior 156.5 m², terrace 23.7 m², garage 40.7 m², built-up area 265 m², garden 960 m², plot 1,225 m².

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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PŮDORYS
1:200



1NP

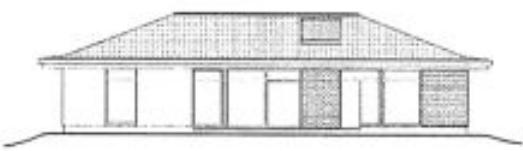
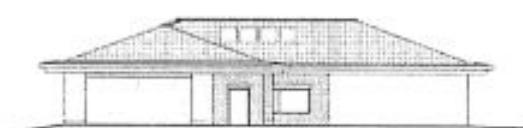
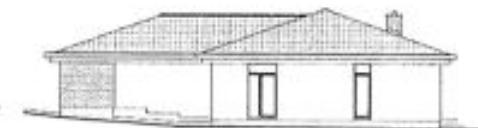
KATEGORIE DOMU
5 + KK

VARIANTA
LEVÁ

PLOCHA MÍSTNOSTÍ

1.01	GARÁŽ	40,7 m ²
1.02	PŘEDSÍŇ	6,4 m ²
1.03	SAJNA	1,8 m ²
1.04	WC	1,5 m ²
1.05	OBYVACÍ POKOJ/KK VESTAVĚNÁ GALERIE	44,6 m ²
1.06	WELLNESS + WC	12,0 m ²
1.06b	SAUNA	3,4 m ²
1.07	LOŽNICE	13,0 m ²
1.08	ŠATNA	5,0 m ²
1.09	PRÁDELNA+TB	6,7 m ²
1.10	DĚTSKÝ POKOJ	13,7 m ²
1.11	DĚTSKÝ POKOJ	16,3 m ²
1.12	POKOJ PRO HOSTY	11,7 m ²
1.13	KOUPELNA + WC	4,0 m ²
1.14	HALA	7,6 m ²
1.15	VENKOVNÉ TERASA	23,7 m ²

POHLEDY
1:250



UVEDENÉ KÓTY JSOU KOORDINAČNÍ A ČÍSKY
SKUTEČNÝCH ROzmĚRŮ SE MOHOU LIŠIT.
ZAŘÍZENÍ DOMU JE POUZE ILLUSTRATIVNÍ A
NENÍ SUDUČASÍ DODÁVKY. VYBAVĚNÍ
DOMU JE SPECIFICKOVÁNO V TECHNICKÉM
POPSU STANDARDU.

CELKOVÁ PLOCHA
(BEZ GARÁŽE A TERASY)

156,5 m²

GARÁŽ
40,7 m²

TERASA
23,7 m²