



## House Four-bedroom (5+kk)

€ 535 821 | CZK 13 500 000

180 m<sup>2</sup>, Pardubice, Nemošice, U Štítu





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Plot	736 m <sup>2</sup>
Foot print	143 m <sup>2</sup>
Garden	593 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
Reference number	100377

**This classic family house with a garage stands on a corner lot with a southeast-facing garden in a quiet suburb of Pardubice, approx. 10 minutes by car from the city center.**

The ground floor consists of a living room with a kitchen, dining area, and adjoining **terrace**, 1 bedroom, a bathroom (with a shower and toilet), a stairwell, and a hall. Upstairs are 3 bedrooms and a large bathroom (with a corner bath, 2 sinks, and a toilet).

The brick house was completed in 2011. Facilities include plastic windows with **triple glazing** and blinds, **Velux** skylights with blinds in the attic level, and a fully equipped kitchen. Heating is provided by a gas boiler. Parking is in the **garage** and on **2 outdoor places** by the house. The house is connected to the municipal sewerage system and water supply and has its own **water well**. The garden is flat, grassy, and surrounded by a **hedge**.

A **pleasant location** near Chrudimka and the **Nemošická straň natural monument**, within easy reach of the city center and all services. The Nemošice district is home to a **kindergarten and elementary school**, grocery store, and **sports complex**. Buses stop a short distance from the house, and there is also a **bike path** that goes to the city center.

Usable area 122 m<sup>2</sup>, built-up area 143 m<sup>2</sup>, garden 593 m<sup>2</sup>, plot 736 m<sup>2</sup>.

