



## House Two-bedroom (3+kk)

Sold

77 m<sup>2</sup>, Benešov, Pyšely, Na Ohradě





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Plot	2 618 m <sup>2</sup>
Foot print	114 m <sup>2</sup>
Garden	2 504 m <sup>2</sup>
Parking	Brick garage
Cellar	Yes
PENB	G
Reference number	102041

This holiday cottage located in a residential zone with the possibility of rebuilding or constructing a family house with a descriptive number and subsequent use for permanent housing is in a quiet place with absolute privacy and a large garden with an interesting composition of ornamental plants located right next to a forest, on the outskirts of the village of Pyšely, in a popular residential and recreational area near Prague.

The cozy cottage has a **basement** and 1 above-ground floor (no attic). The layout offers a living room, a kitchen, a pantry, a bedroom, a study, a bathroom, a toilet, a hallway, and a **classic veranda**.

The building was completed in 1950. **Water and electricity** are installed, sewerage is led to a cesspool, there is a water well in the garden, and gas is at the border of the property. About 10 years ago, the electricity, bathroom, kitchen, and heating were **renovated**, and heating is now provided by radiators and a stove with an exchanger. The roof has a metal covering, the basement is lined with **granite stones**. At the entrance to the property is a **brick garage** connected to a brick shed. The main draw is the **garden with original mature trees** and shrubs, which include, for example, tulip trees, maples, **rhododendrons of several colors**, larch, pine trees, and others.

The property is further connected to a vast forest with the **Cyril and Methodius hiking trail and the Pyšely nature trail**. The village center with a kindergarten and elementary school, grocery store, post office, restaurant, or bus stop is within walking distance. The village boasts an excellent location in **Posázaví**, close to the **Velkopopovicko nature park and Hornopožárský forest**, and at the same time within a short driving distance from Prague, which can also be reached by train from a nearby stop.

Usable area 77 m<sup>2</sup>, built-up area 114 m<sup>2</sup>, garden 2,504 m<sup>2</sup>, plot 2,618 m<sup>2</sup>.

