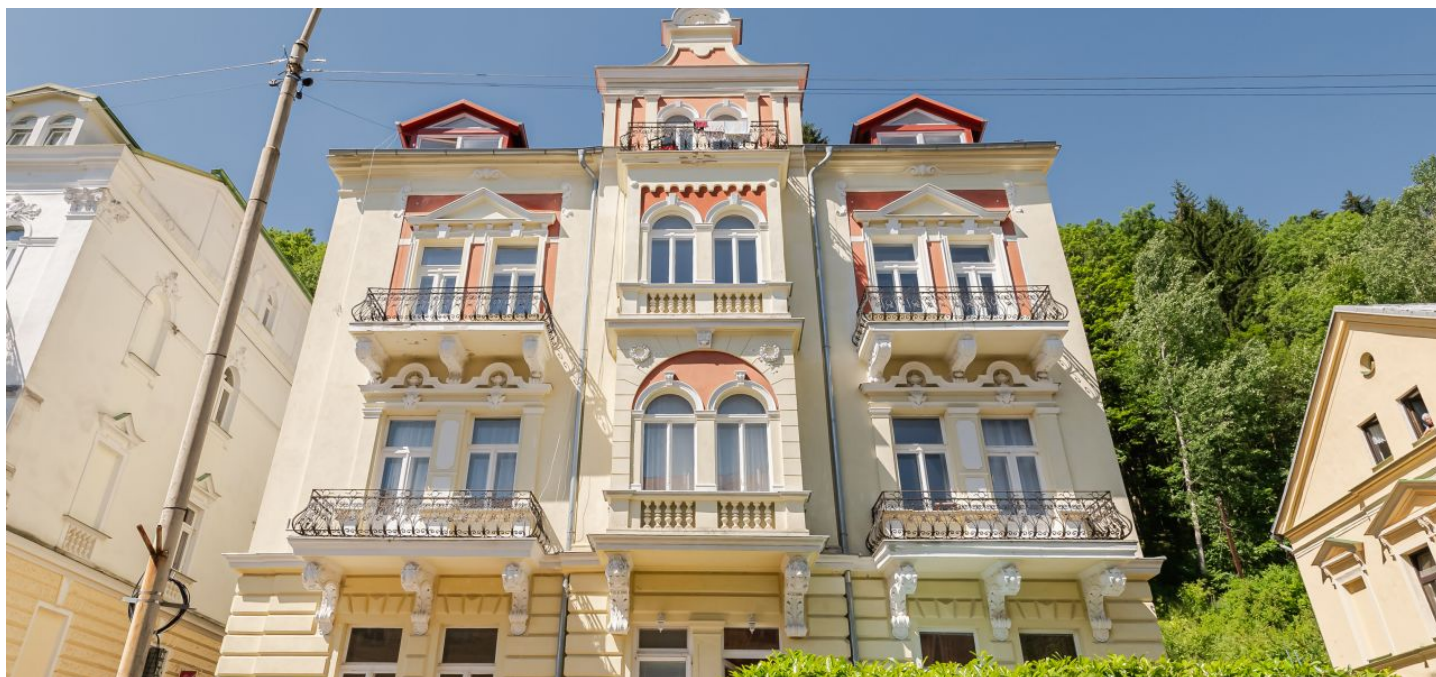




Apartment One-bedroom (2+kk)

€ 178 607 | CZK 4 500 000

63 m², Cheb, Mariánské Lázně, Třebízského





Apartment One-bedroom (2+kk)

€ 178 607 | CZK 4 500 000

63 m², Cheb, Mariánské Lázně, Třebízského

Total area	67 m²
Floor area*	63 m²
Balcony	4 m²
Parking	Covered parking under the shelter
Cellar	5 m²
PENB	D
Reference number	102412

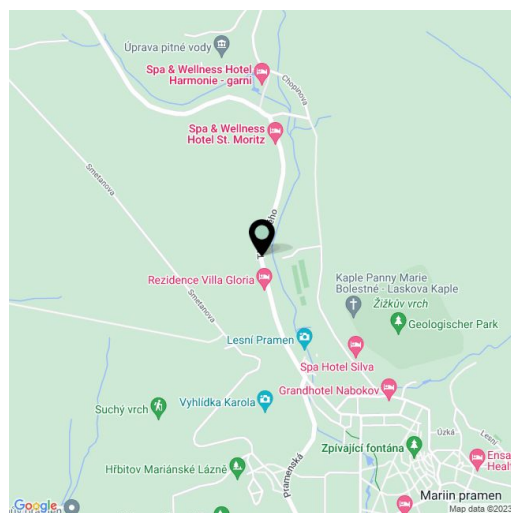
This elegant renovated apartment with high ceilings and a balcony is located on the 2nd floor of a historic villa with 8 apartments. The elegant building stands on an enclosed plot with parking in a quiet part of the spa town of Mariánské Lázně.

The area of the apartment consists of a living room with a kitchen and access to the **balcony**, 1 bedroom with a **dressing room**, a bathroom (with a bathtub and toilet), and an entrance hall.

The apartment with more than three-meter ceilings has a new kitchen equipped with Gorenje appliances (induction hob, electric and microwave oven), Electrolux washing machine, new **wooden casement windows**, floating **wooden floors**, and replicas of the original doors. Heating is provided by a new Brötje gas boiler. **Parking and storage space** in the basement are available to the residents of the building.

There is a cafe or **tennis club** not far from the building, and the center of the spa town has a theater, **promenades**, restaurants, and shops only a few steps away. There is a bus stop on the same street and the **Lesní source** is nearby. Mariánské Lázně stands out for its abundance of greenery in well-maintained **parks**, and other green areas are the **surrounding dense forests** with **hiking and bike routes**.

Floor area 63 m², balcony 4 m², cellar 5 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.