



## House Seven-bedroom (8+1)

€ 408 811 | CZK 10 300 000

203 m<sup>2</sup>, Pardubice, Pardubice, Češkova







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Usable area	203 m <sup>2</sup>
Plot	322 m <sup>2</sup>
Garden	122 m <sup>2</sup>
Floor area	200 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	103039

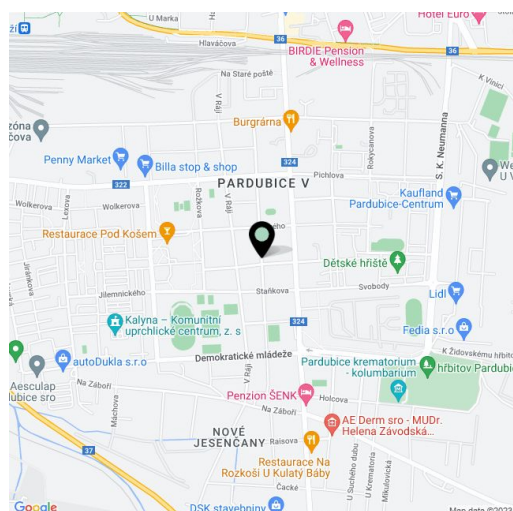
This family house with a basement from the 1930s requiring reconstruction, with an east-facing garden and the possibility of dividing it into several residential units, is located on a quiet one-way street in the wider center of Pardubice, in the Zelené Předměstí district, within easy reach of complete civic amenities and parks, not far from the race track or international airport.

On the ground floor, there are 3 rooms, a kitchen, 2 toilets, a pantry, and a closet. On the first floor is another kitchen, 3 rooms, a bathroom, and a hallway. The mezzanine level has a **balcony** facing the **garden**, and the basement contains a garage and large storage spaces. The land is suitable for building.

The house was built around 1930 and has been continuously maintained. The **Euro windows** with **exterior blinds** and the bathroom are newer. Gas heating. **Fruit trees** grow on the flat **grassy garden**.

Literally a few steps away is a kindergarten and elementary school, a nursery school, an art school school, a **large sports field**, plenty of playgrounds, shops, restaurants, a pastry shop, a health clinic, and a pharmacy. Excellent transport connections are provided by numerous trolleybus and bus lines, and there are also **bike paths** in the area. The neighborhood is full of **landscaped greenery**, and a **forest park along the Chrudimka River** is nearby.

Usable area 202.9 m<sup>2</sup> of which interior 200 m<sup>2</sup> and balcony 2.9 m<sup>2</sup>, built-up area 194 m<sup>2</sup>, garden 122 m<sup>2</sup>, plot 322 m<sup>2</sup>.





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