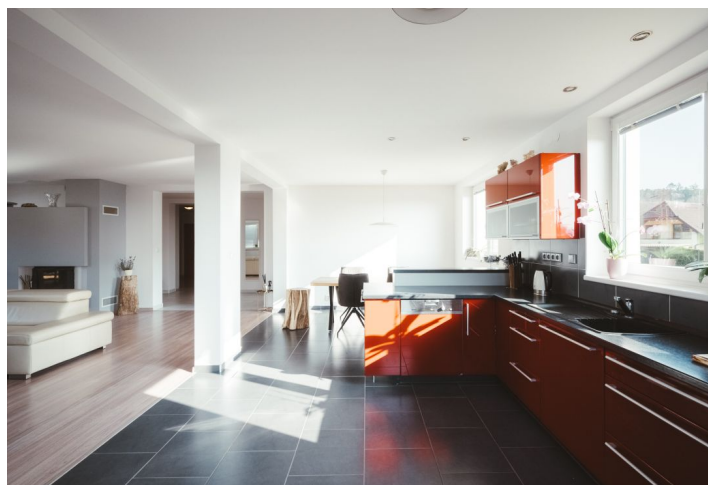




## House Five-bedroom (6+kk)

€ 626 389 | CZK 15 500 000

325 m², Kutná Hora, Kutná Hora, Pod Pašinkou





# House Five-bedroom (6+kk)

€ 626 389 | CZK 15 500 000

325 m², Kutná Hora, Kutná Hora, Pod Pašinkou

Usable area	325 m²
Plot	855 m²
Foot print	192 m²
Garden	663 m²
Floor area	284 m²
Terrace	9 m²
Parking	Double garage + outdoor parking
Garage	32 m²
Cellar	-
PENB	D
Reference number	104258

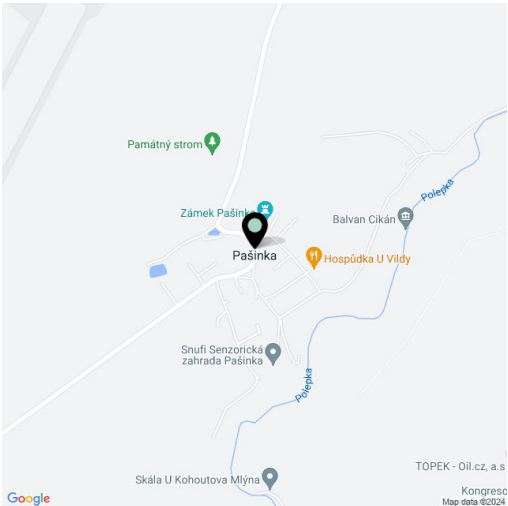
This family house with a practical layout, where even a large family will find enough space, is surrounded by a well-maintained garden in a quiet area surrounded by vineyards. Its elevated position allows for wonderful views of the surrounding landscape and the panorama of the photogenic city of Kutná Hora with many historical monuments and all the infrastructure needed for a comfortable life.

The ground floor consists of a living room with an adjoining kitchen, dining room, and **terrace**, as well as a study with access to the **garden**. There is also a laundry room, a separate toilet, and a utility room with **the possibility of creating a wellness area with a sauna**. The staircase to the upper floor is located in the corridor, so it does not disturb the living spaces, and the vestibule has **direct access** to the **garage**. Upstairs are **3 very spacious bedrooms with walk-in wardrobes**, 1 smaller room with a closet, a central hall, a large bathroom (with a corner bathtub and shower), and a separate toilet. The windows on the first floor provide **impressive views** of Kutná Hora's **monuments**, including the **Church of St. Barbara**.

The brick house was completed in 2009. Floors are laminate and tiled, the Vekra and Velux windows are plastic with double glazing and interior **blinds**, and some windows have **insect nets**. The kitchen is by **Hanák**. The entire house has underfloor heating (heat source is an Immergas gas condensing boiler), and the living room also has a **wood-burning fireplace**. **The sunny garden** is nicely maintained and has a **brick shed** and a 6 x 3 m **swimming pool** (1.2 m deep), which was completely renovated in June 2023 (including new pool technology and foil). Trouble-free parking is ensured by a **double garage** and additional **outdoor parking**.

The house is located in the outskirts of Kaňk. Supermarkets are within a 5-minute drive and the city offers everything you need from kindergartens and elementary schools as well as a **high school**, restaurants, cafes, wine bars, banks, medical services, a **theater**, the famous **GASK gallery**, and activities for children, for example at the winter and swimming stadium or the bobsleigh track.

Usable area 325.3 m², (including terrace 9.2 m² and double garage 32.2 m²), built-up area 192 m², garden 663 m², plot 855 m².





House Five-bedroom (6+kk)

325 m², Kutná Hora, Kutná Hora, Pod Pašinkou

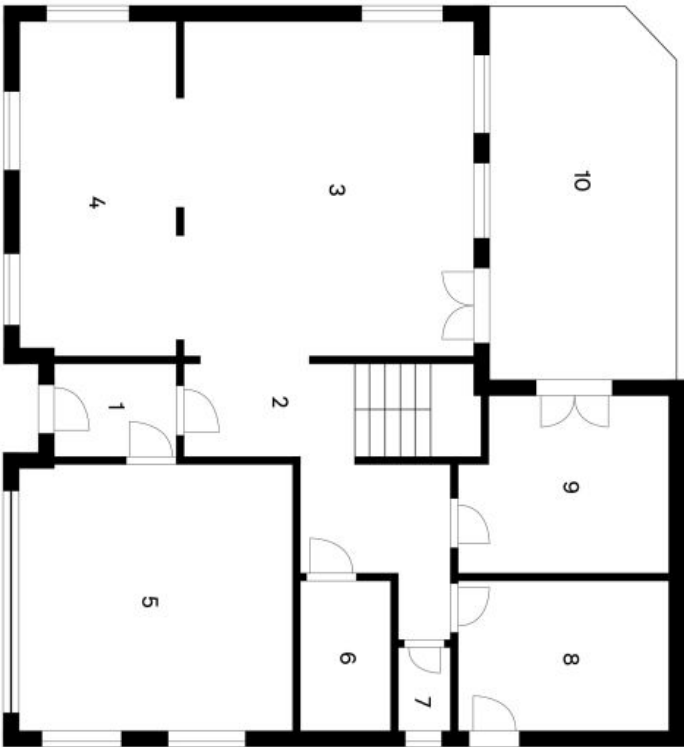
€ 626 389 | CZK 15 500 000

Pod Pašinkou

1. NP

1	Zádvěří	4,8 m²
2	Chodba + Schodiště	18,7 m²
3	Obývací pokoj	40,5 m²
4	Kuchyň	23,2 m²
5	Dvougaráž	32,2 m²
6	Koupelna	5,4 m²
7	WC	1,7 m²
8	Techn. místnost	13,5 m²
9	Pokoj	16,4 m²
10	Terasa	9,4 m²

\* Plánek je pouze ilustrativní





House Five-bedroom (6+kk)

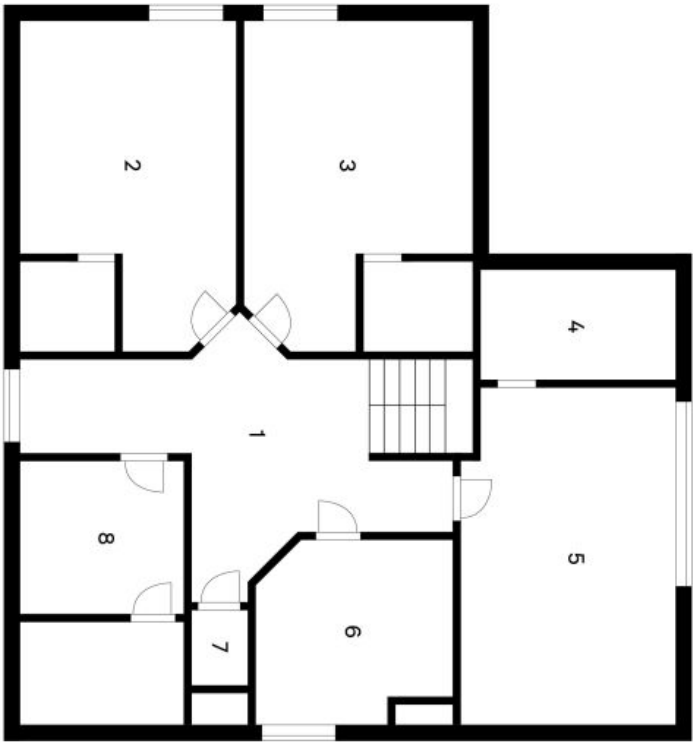
325 m², Kutná Hora, Kutná Hora, Pod Pašinkou

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Pod Pašinkou

2. NP

1	Hala	17,7 m²
2	Pokoj + Šatna	32,2 m²
3	Pokoj + Šatna	31,0 m²
4	Šatna	9,9 m²
5	Ložnice	31,2 m²
6	Koupelna	15,6 m²
7	WC	2,9 m²
8	Pokoj + Komora	19,0 m²



\* Plánek je pouze ilustrativní