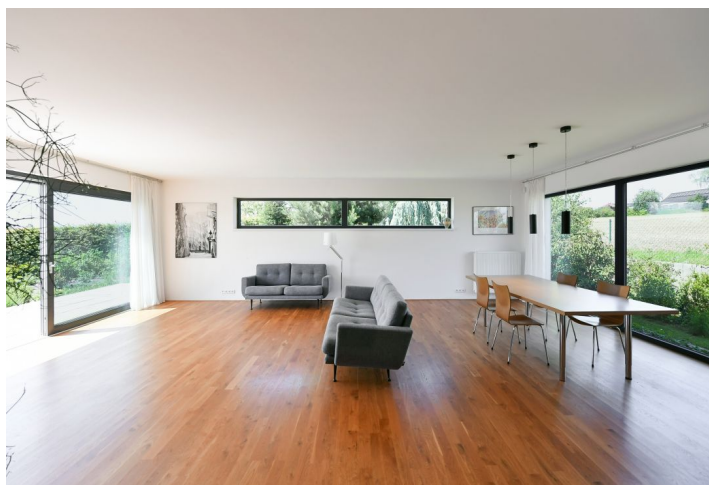




## House Three-bedroom (4+1)

€ 389 766 | CZK 9 750 000

156 m<sup>2</sup>, Kutná Hora, Zruč nad Sázavou, Nad Ovčínem





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Plot	1 085 m <sup>2</sup>
Foot print	169 m <sup>2</sup>
Parking	3 spaces on the plot (1 is covered)
Cellar	-
PENB	C
Reference number	104287

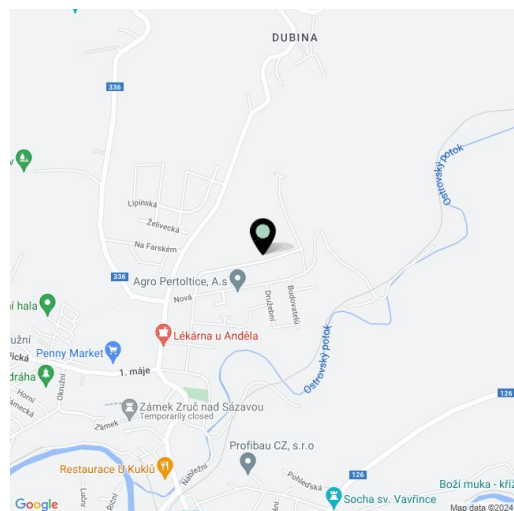
**This modern and practically designed barrier-free family house with a light-filled minimalist interior, a sunny terrace, and a large, well-maintained south-facing garden is located on a quiet, elevated spot in a picturesque town situated in the beautiful Posázava countryside near Želivka and Kutná Hora.**

The layout consists of a living room with an adjoining dining room, a partially separate kitchen, and access to the **terrace**, 2 bedrooms, a study, 2 bathrooms (1 with a bathtub, 1 with a shower, both with a toilet and bidet), a utility room/laundry room with storage space, a bright central corridor, and an entrance hall with a **walk-in wardrobe**.

The house was built in 2017 from high-quality insulating Ytong bricks. The windows are plastic with **triple glazing**, and on the south side additionally with electrically controlled exterior blinds. All rooms, the kitchen, and the hallway are connected by a **thresholdless wooden floor**, and the bathrooms have large-format tiles. Heating is provided by a gas boiler. There are **3 parking spaces** on the paved surface of the property, one of which is covered. **The garden** with an area of almost 1,000 m<sup>2</sup> is nicely maintained.

This quiet location in a new residential development on the outskirts of the city close to a **nature and hiking trail** allows you to be within easy reach of nature as well as the **historic core of the city**, which is less than 1 kilometer away. The dominant feature of Zruč nad Sázavou is a **castle** surrounded by a **park** with a view of the river. All the necessary infrastructure is within city limits, and transport connections with the surrounding cities are provided by trains and buses. You can take a direct bus to Prague to the **Roztyly metro station**, and by car you can connect to **the D1 highway** in no time. The surroundings offer many wonderful destinations, for example the world-famous **Kutná Hora** or **Blaník PLA**.

Usable area 156.32 m<sup>2</sup>, built-up area 169 m<sup>2</sup>, garden 916 m<sup>2</sup>, plot 1,085 m<sup>2</sup>.





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