



## House Three-bedroom (4+kk)

Sold

160 m<sup>2</sup>, Rakovník, Nové Strašecí, Fibichova





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Plot	1 128 m <sup>2</sup>
Foot print	196 m <sup>2</sup>
Garden	981 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	C
Reference number	104489

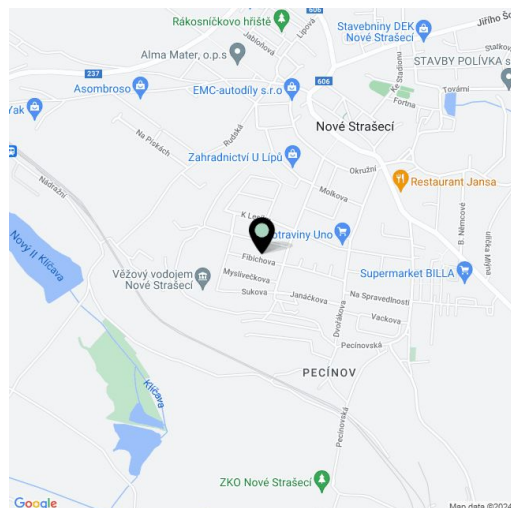
**This single-story family house with an outdoor pool and a southeast-facing garden is located in a residential part of the town of Nové Strašecí, which is set near the Křivoklátsko Protected Area, only about 25 minutes by car from the outskirts of Prague.**

The layout consists of a living room, a kitchen, a guest room with an en-suite bathroom and **separate entrance**, 2 bedrooms, a bathroom, a **dressing room**, a utility room, and a foyer. All rooms have access to the **garden**.

The brick, energy-efficient house was built in 2010. **Large-area triple-glazed Euro windows** let in plenty of daylight. Floors are **heated tiled** and carpets in the bedrooms. Heating is provided by an IVT **ground-water heat pump** with a deep well, and an additional source of heat is the **fireplace** in the living room. The house therefore has very **low operating costs**. Kitchen appliances are by Whirlpool. The **covered concrete swimming pool with PVC foil** is used for relaxation, problem-free parking is possible in the **garage** with access to the garden for easier cleaning of garden equipment, and the flat garden is maintained by an **automatic lawnmower**.

There is a kindergarten not far from the house and it takes about 10 minutes to walk to an elementary school or a **high school**. The city has several supermarkets, a **bakery**, a zero waste store, a cafe, a health clinic, or a city cultural center. There are also many **sports facilities** (soccer and hockey fields, tennis courts, indoor hall, etc.). Nové Strašecí is located in a beautiful landscape on the border of the **Křivoklátsko PLA**, near the **Lány Castle** and the **Lánská Obora PLA**. Excellent accessibility to Prague is made possible by the **D6 highway**, and the ride by suburban bus to the Zličín metro station takes about half an hour.

Usable area 160.02 m<sup>2</sup> (incl. garage 24.65 m<sup>2</sup>), built-up area 195.85 m<sup>2</sup>, garden 981.15 m<sup>2</sup>, plot 1,177 m<sup>2</sup>.







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