



## House Eight-bedroom (9+kk)

€ 340 408 | CZK 8 500 000

297 m<sup>2</sup>, Frýdek-Místek, Čeladná





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Total area	297 m <sup>2</sup>
Plot	821 m <sup>2</sup>
Foot print	114 m <sup>2</sup>
Garden	707 m <sup>2</sup>
Floor area	233 m <sup>2</sup>
Balcony	38 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	Possibility to park on the plot
Cellar	-
PENB	G
Reference number	107834

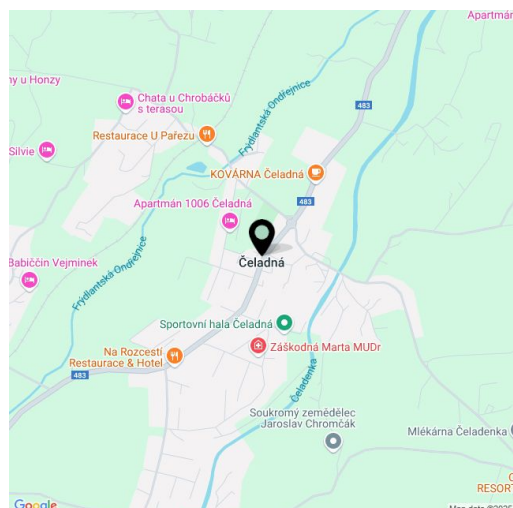
**Brick house with a south-facing garden in an attractive area in the popular Beskydy resort of Čeladná, just 1 km from a prestigious golf center. The building is in the early stages of renovation and will consist of three separate units with views of the Beskydy Mountains.**

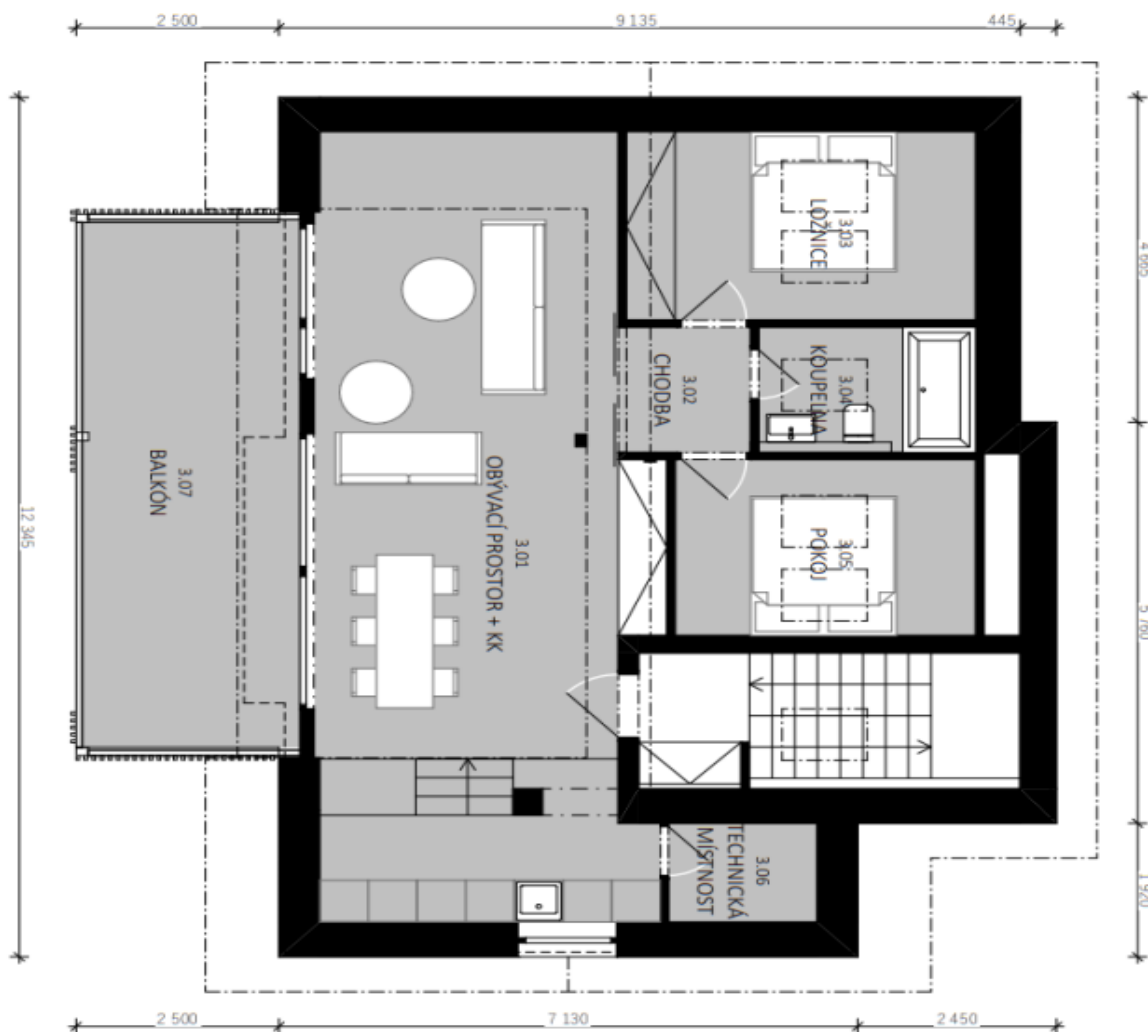
After the renovation, the total area will increase to **297.33 m<sup>2</sup>** (apartment 1: 79.39 m<sup>2</sup>, apartment 2: 76.85 m<sup>2</sup>, apartment 3: 76.72 m<sup>2</sup>), with the addition of balconies (16.87 m<sup>2</sup> and 21.49 m<sup>2</sup>) and a **26 m<sup>2</sup> terrace**. All three units will have a **2-bedroom layout**.

Built in 1990, the house is **offered in its current shell & core condition**. Windows are plastic with interior blinds, and heating is provided by a gas system. Parking is available in front of the house, and the project includes terrain modifications to create up to four **parking spaces**.

The excellent location allows for quick access to a **golf course**, while a grocery store and restaurant are right next door. There is also a kindergarten, an elementary school, several cafés, and restaurants, and convenient transport connections via buses and trains. The village is set in a **picturesque valley** along the Čeladenka River, nestled between **Ondřejník** and the **Beskydy Protected Landscape Area**.

The expected total future area is 297.33 m<sup>2</sup>, including two balconies (38.36 m<sup>2</sup>) and a terrace (26.01 m<sup>2</sup>), built-up area 114 m<sup>2</sup>, garden 707 m<sup>2</sup>, plot 821 m<sup>2</sup>.



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LEGENDA MÍSTNOSTI PODKROVÍ		
Č.	Název místnosti	Plocha (m <sup>2</sup> )
3.01	OBÝVAČÍ PROSTOR + KK	43,07
3.02	CHODBA	2,93
3.03	LOŽNICE	11,67
3.04	KOUPELNA	4,79
3.05	POKŮJ	9,37
3.06	TECHNICKÁ MÍSTNOST	2,60
3.07	BALKÓN	20,62
		95,05 m <sup>2</sup>

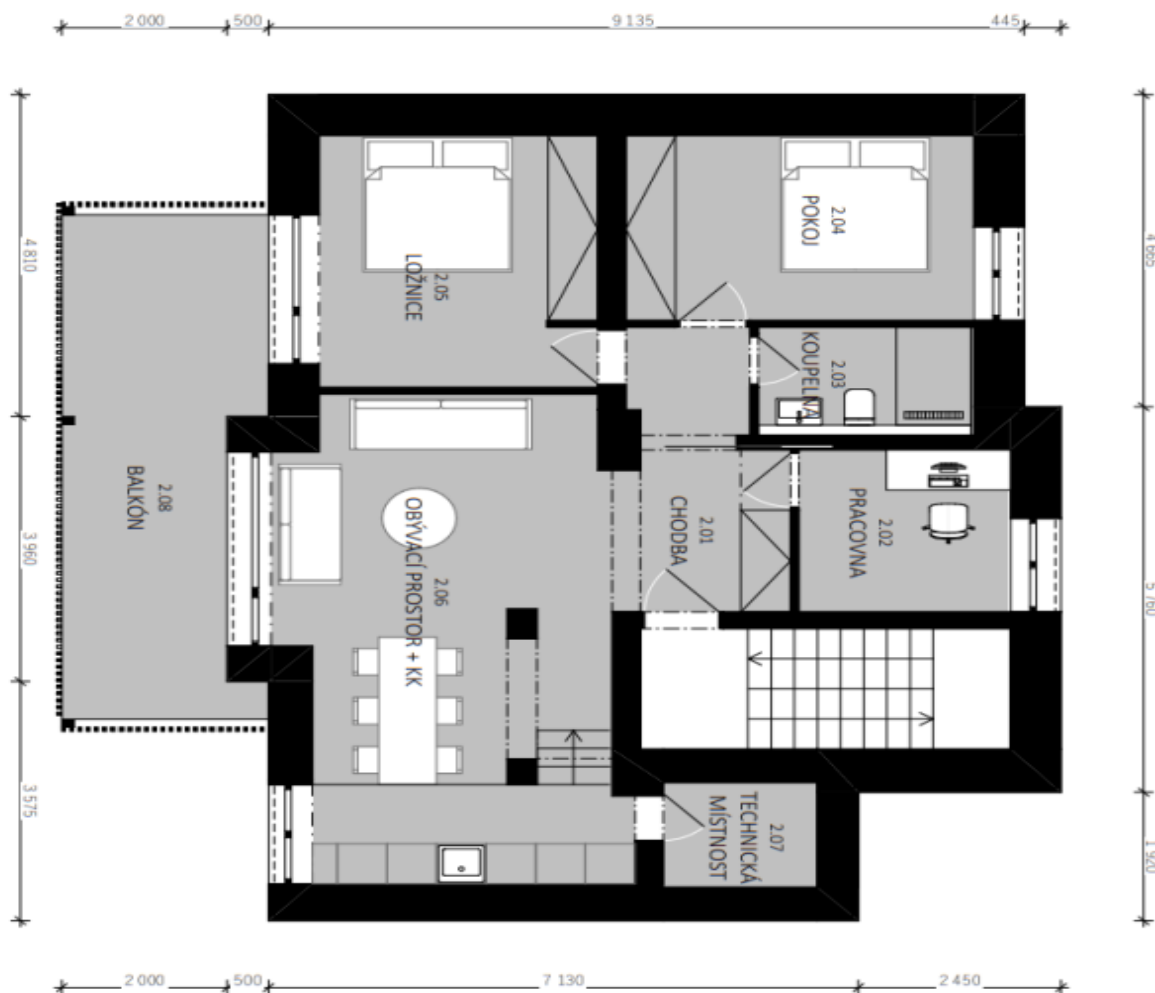




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LEGENDA MÍSTNOSTI ZNP		
Č.	Název místnosti	Plocha (m <sup>2</sup> )
2.01	CHODBA	7,73
2.02	PRACOVNA	6,11
2.03	KOUPELNA	3,78
2.04	POKOJ	11,56
2.05	LOŽNICE	12,58
2.06	OBYVACÍ PROSTOR + KK	28,10
2.07	TECHNICKÁ MÍSTNOST	2,88
2.08	BALKÓN	16,87
		89,61 m <sup>2</sup>



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LEGENDA MÍSTNOSTI 1NP		
Č.	Název místnosti	Plocha (m <sup>2</sup> )
1.01	ZADVĚŘÍ	5,32
1.02	CHODBA	8,47
1.03	POKOJ	11,41
1.04	KOUPELNA	3,93
1.05	LOŽNICE	12,40
1.06	OBYVACÍ PROSTRŮK + KK	27,90
1.06	TERASA	27,99
1.07	SKLAD	4,48
		101,90 m <sup>2</sup>