



## House Four-bedroom (5+1)

Sold

252 m<sup>2</sup>, Příbram, Kamýk nad Vltavou, Zduchovice





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Total area	252 m <sup>2</sup>
Plot	3 572 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Garden	2 317 m <sup>2</sup>
Floor area	169 m <sup>2</sup>
Terrace	83 m <sup>2</sup>
Parking	on the plot
Cellar	-
PENB	G
Reference number	33397

This romantic estate with 2 houses, a swimming pool, and breathtaking views of the turns in the Vltava River and surrounding wooded hills is suitable for recreation or year-round living. The whole plot is surrounded by greenery and is located just an hour's drive from Prague and a few minutes from urban amenities.

The ground floor of the 1st house consists of a living room with a **fireplace** and access to the **terrace**, a kitchen with a stove, a hallway with a built-in wardrobe, a guest toilet, a pantry, a storeroom and workshop. Upstairs is a bedroom with a fireplace and **terrace**, another room, a bathroom with a tub, and a toilet with tiles with **underfloor heating**. The basement is suitable as storage space.

The layout of the 2nd house consists of a kitchen with a dining room, a living room with a **fireplace**, a toilet, and a bathroom with **underfloor heating**. Upstairs is a spacious bedroom with a terrace and dressing room. Another sleeping area is in the attic. There is a storeroom accessible from the terrace as well as outdoor storage. One of the toilets is accessible from the garden. The living room and bedroom are **air-conditioned**. Heating is provided by a fireplace with floor vents and electric heaters.

A landscaped garden and swimming pool with panoramic views of the river and the opposite woods provide perfect peace and relaxation. The riverbank is directly accessible from the plot.

The houses stand in a **tranquil place with clean air, amongst nature** and at the same time within easy reach of services. The nearest shop is in the village of Zduchovice 3 kilometers away, and full civic amenities, including a post office, kindergarten, and elementary school are in Kamýk on the Vltava. The journey from Prague takes about 1 hour. The location is ideal for hiking and cycling (cross-country skiing in winter), the trails take you to several lookout points.

1st house useable area: 139.48 m<sup>2</sup> (interior 89.37 m<sup>2</sup>, terraces 18.17 m<sup>2</sup> and 31.94 m<sup>2</sup>). 2nd house useable area: 118.84 m<sup>2</sup> (interior 79.63 m<sup>2</sup>, terraces 6.6 m<sup>2</sup> and 26.73 m<sup>2</sup>, outdoor storage 4.78 m<sup>2</sup>). Built-up area total 139m<sup>2</sup>, garden 3 433 m<sup>2</sup> (partly sloping terrain), plot 3,572 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

