



## House Five-bedroom (6+kk)

Sold

289 m<sup>2</sup>, Praha-východ, Čelákovice, Vančurova





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Usable area	289 m <sup>2</sup>
Plot	653 m <sup>2</sup>
Foot print	121 m <sup>2</sup>
Garden	498 m <sup>2</sup>
Floor area	264 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Covered parking space on the plot
Cellar	Yes
PENB	G
Reference number	33752

This family house with a basement and a sunny garden is located on a quiet street near the center of Čelákovice, in a place with full amenities and perfect transport accessibility.

The entry level consists of a living room connected to the kitchen and **south-facing garden terrace**, a bedroom, a bathroom, **2 dressing rooms**, a pantry, a vestibule, and a staircase hall. Upstairs, there are 3 bedrooms, a bathroom, a guest toilet, and a dressing room. The attic offers storage space or space for a **quiet study room**. In the basement, there is a room for a sauna, a laundry, a toilet, a shower, and a hallway.

The house from 2012 is insulated, bricked with Ecoton bricks, the interior partitions on the first floor are made of Porotherm bricks and on the second out of plasterboard. Roofing is **Bramac**. Vekra plastic windows with insulated double glazing. The facilities also include a kitchen with built-in appliances, a **central vacuum cleaner**, a preparation for a sauna, security equipment with the possibility of connecting it to a central station, and TV, Internet, WiFi, and a home phone connection in each room. Gas heating; underfloor heating or radiators. Parking is under a carport on the plot and in front of the house. There is a **water well** in the irrigated garden.

The house is part of a residential area located just a few minutes' walk from the center of Čelákovice, close to several kindergartens, an elementary school and a grammar school, a swimming pool, a children's and youth house, a culture house, or a supermarket. There are also several restaurants, a café, a pastry shop, a post office, and a pharmacy. The town has **direct and fast connections to Prague**. The train ride to the Masaryk Railway Station takes less than half an hour; connections to the surrounding towns are also provided by buses. Traveling by car is fast thanks to the proximity of the D11 motorway. The surrounding area is also famous for sandpits and ponds with beaches.

Interior 264.2 m<sup>2</sup>, terrace 25.3 m<sup>2</sup>, built-up area 121 m<sup>2</sup>, garden 498 m<sup>2</sup>, plot 653 m<sup>2</sup>.

