



## House Four-bedroom (5+kk)

Sold

245 m<sup>2</sup>, Benešov, Pyšely





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Total area	245 m <sup>2</sup>
Plot	1 225 m <sup>2</sup>
Foot print	265 m <sup>2</sup>
Garden	960 m <sup>2</sup>
Floor area	221 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	35205

This quality newly built one-story family house with a sauna and views of the landscaped garden is part of the Loreta Homes residential complex set amongst greenery and close to a golf course. It stands in the pleasantly quiet and peaceful town of Pyšely, which is situated in the picturesque Sázava landscape.

The layout consists of a living room connected with a kitchen, dining room, and **garden terrace**, 4 bedrooms, an upper gallery serving as a study, a **wellness area with a sauna**, 2 dressing rooms, a bathroom (with a toilet), a guest toilet, a hall, a laundry room, and a foyer with direct access to the **double garage**.

The bungalow from 2018 was created in cooperation with the **Free Architects** studio. Facilities include **large floor-to-ceiling windows** with exterior blinds, heated laminate flooring and tiles, a complete kitchen, and quality sanitary ware. Heating is by a gas condensing boiler. **The south-facing garden** is carefully maintained.

The residential complex is located near a square, where there is a post office, a grocery store, a restaurant, or a library, and a kindergarten and elementary school are within walking distance. A wider range of civic amenities is in nearby Benešov or Říčany. The city is surrounded by several **nature parks** with many bike paths and hiking trails. Transport links are provided by buses. A train stop with links to Prague is 3 km away.

Interior 156.5 m<sup>2</sup>, terrace 23.7 m<sup>2</sup>, garage 40.7 m<sup>2</sup>, built-up area 265 m<sup>2</sup>, garden 960 m<sup>2</sup>, plot 1,225 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.



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