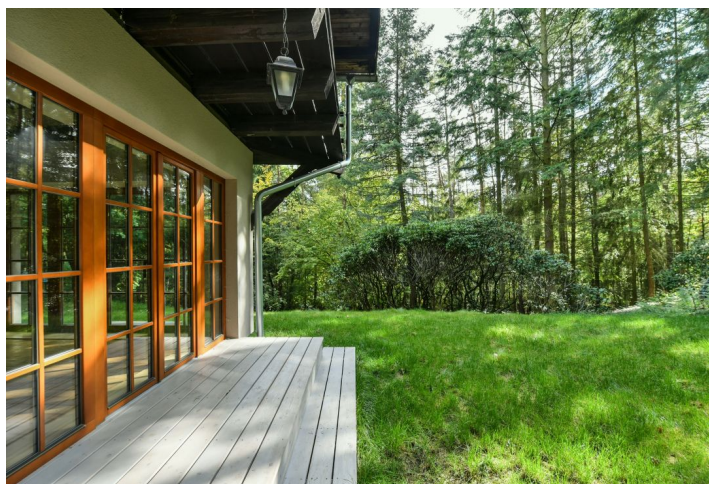




## House Two-bedroom (3+1)

Sold

122 m<sup>2</sup>, Praha-západ, Štěchovice, Masečín







## House Two-bedroom (3+1)

**Sold**122 m<sup>2</sup>, Praha-západ, Štěchovice, Masečín

Usable area	122 m <sup>2</sup>
Plot	6 114 m <sup>2</sup>
Foot print	75 m <sup>2</sup>
Floor area	107 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	37256

This picturesque summer house with a fireplace, on a 6,114 sq. m. plot, surrounded by a garden with rhododendrons and lush woodland, providing absolute privacy and tranquility for relaxation, is located by a forest between the villages of Hvozdnice and Masečín, near the Štěchovice and Slapy dam, only 30 km from Prague.

On the ground floor, there is a living room with a fireplace and new French windows leading to the garden, a kitchen with a dining area, a pantry, a closet, and a separate toilet. A wooden spiral staircase leads to the first floor where there are 2 bedrooms, each with access to the terrace, and a bathroom with a bathtub.

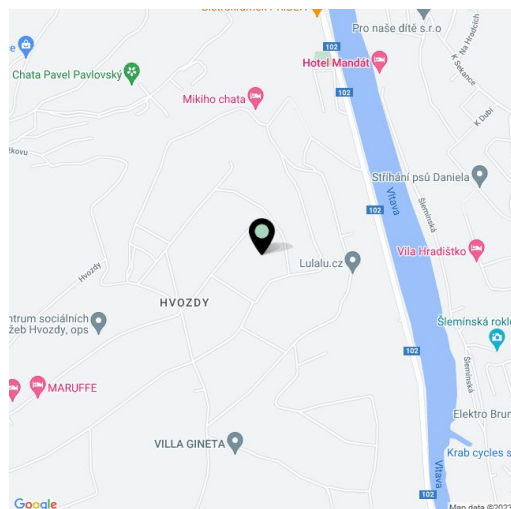
The cottage was built in 1937 and has been continuously reconstructed. Heating is provided by a fireplace insert of 25 kW, which is in the living room, with hot air distribution into other rooms. In the living room and entrance hall there are electric heaters; a Morso stove on the first floor. The building has a boiler (200 liters), in place, it is connected to the water supply conduit and there is a septic tank; gabled roof. The cellar is under 2/3 of the house.

The entire property is fenced. Its dominant feature is its ornamental garden with rhododendrons and mature forest on the plot (with pine, fir, spruce, larch, oak, beech, hornbeam, and yew trees); a carport and tool shed complete the garden.

This 1930s traditional recreational area with lush forests and a dam continues to excite fans of water activities and mushroom pickng. Easy accessibility to Prague (30 minutes by car and a convenient bus connection).

Useable area 122 m<sup>2</sup> (Interior 107 m<sup>2</sup>, terrace 15 m<sup>2</sup>), built-up area 75 m<sup>2</sup>, land area 6,114 m<sup>2</sup>. Approved usage: building for family recreation.

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

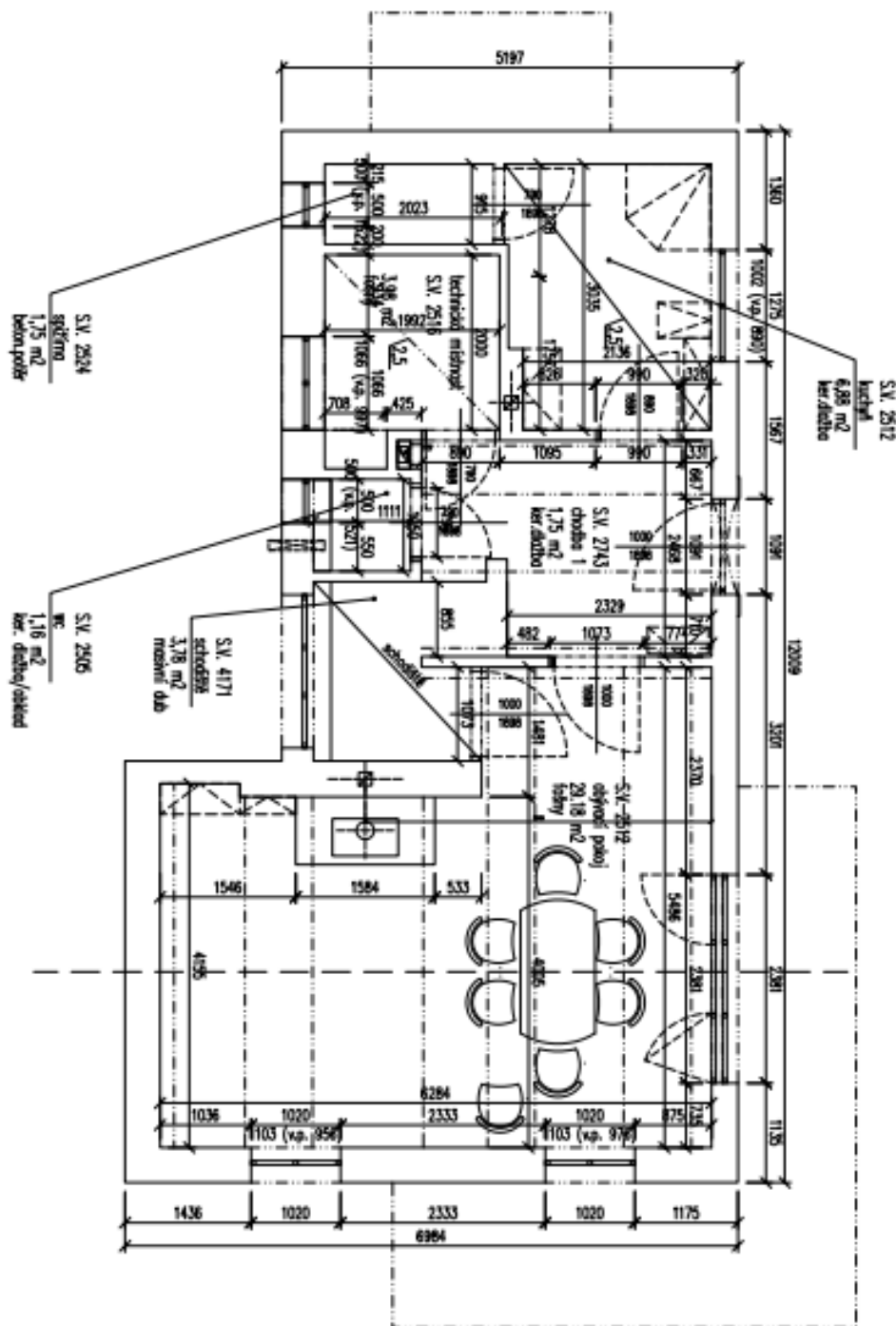




# House Two-bedroom (3+1)

122 m<sup>2</sup>, Praha-západ, Štěchovice, Masečín

Sold

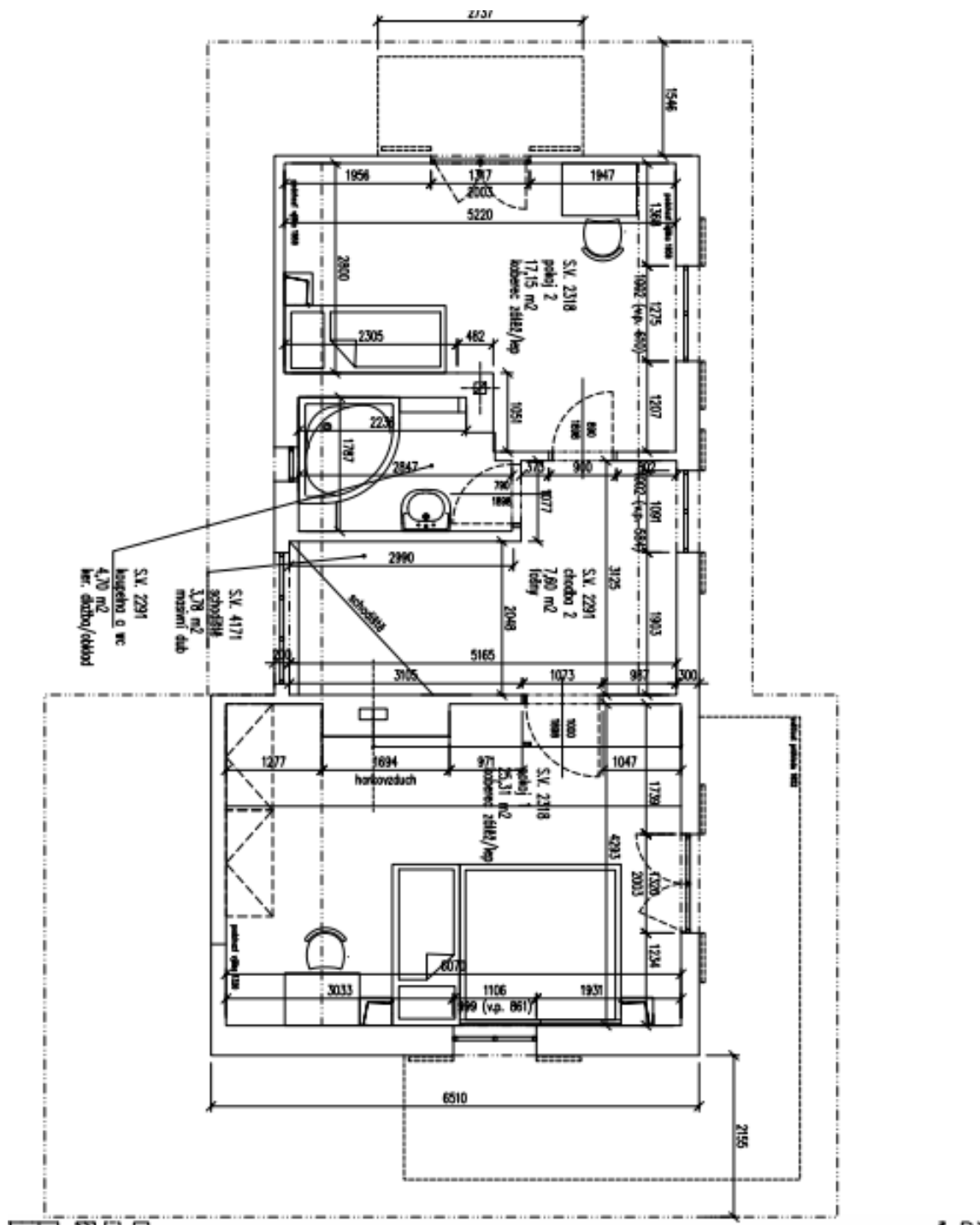




# House Two-bedroom (3+1)

122 m<sup>2</sup>, Praha-západ, Štěchovice, Masečín

Sold





## House Two-bedroom (3+1)

122 m<sup>2</sup>, Praha-západ, Štěchovice, Masečín

Sold

