



## House Three-bedroom (4+1)

133 m<sup>2</sup>, Praha-východ, Svojetice, Srbínská

Sold





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Plot	1 000 m <sup>2</sup>
Foot print	111 m <sup>2</sup>
Garden	889 m <sup>2</sup>
Parking	Garage + outdoor parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	40366

This timeless family house with a spacious southeast-facing garden with a swimming pool stands on a corner plot in the village of Svojetice near Říčany and the Voděradské Bučiny National Nature Reserve, about 15 kilometers from the eastern edge of Prague.

On the ground floor, there is a living room with a **French window towards the garden**, a kitchen, a toilet, a closet, a staircase hall, and a vestibule. In the attic, there are 3 bedrooms and a bathroom with a toilet.

The house was approved in 2003 and in 2012 it was insulated and **stone cladding** was installed on the facade. Facilities include paned plastic windows with insulated double-glazed panes and a wooden roof. The **fireplace** creates a cozy atmosphere in the living room. Parking is provided in the garage and on a paved area on the plot, where there is also a **swimming pool** with a cover and a **garden house**. The house is connected to the water and sewerage system, and it also has its own water well. Heating is central and electric.

The village is connected to Prague by a suburban bus line. The ride to **the Háje metro station** takes half an hour. Convenient transport links to Prague are also provided by direct train connections from neighboring Říčany, which offers a wide range of services, including schools. The place is surrounded by a picturesque, undulating landscape with deep forests. The unique beech forests of the **Voděradské bučiny National Nature Reserve** are nearby. The popular tourist **region of Josef Lada** is situated south of the village.

Usable area 132.96 m<sup>2</sup>, built-up area 111 m<sup>2</sup>, garden 889 m<sup>2</sup>, land 1,000 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.

