



## House Two-bedroom (3+kk)

Sold

118 m<sup>2</sup>, Nymburk, Lysá nad Labem





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Plot	228 m <sup>2</sup>
Foot print	151 m <sup>2</sup>
Garden	77 m <sup>2</sup>
Parking	Parking space on the plot
Cellar	Yes
PENB	G
Reference number	40416

**This newly renovated terraced house with a small garden is located on a quiet side street in Lysá nad Labem, which has direct train connections with Prague.**

The ground floor consists of a spacious living room with a new open plan kitchen, a **dressing room**, a hallway, a bathroom with a bathtub and connection for a washing machine, a separate toilet, a hallway, and a closet with access to the cellar. In the attic, there are 2 bedrooms and a bathroom with a shower. There is also additional storage space.

The house was renovated in 2016 and the interior was modernized in 2020. The kitchen and living room boasts **underfloor heating**, windows on the ground floor have **exterior blinds**. Blinds, heating, **air-conditioning**, and security can be controlled by mobile phone via a **smart home system**. On the plot, there is a garden, a covered seating area, a **parking space**, and an 11.8 sq. m. brick garden house.

The house is part of a residential area near the **historic center with a castle and a park**. Nearby is a bus stop with links to the train station (5 minutes) with direct connections to Prague to the Main Railway Station. A kindergarten and elementary school are a 2-minute drive away, and there is a grocery store close to the house. The nice flat surroundings are interwoven with **bike paths and hiking trails**. The Elbe River and many lakes are close-by.

The price includes the possibility of completion of the facade and entrance driveway.

Interior 118 m<sup>2</sup>, built-up area 151 m<sup>2</sup>, garden 77 m<sup>2</sup>, land 228 m<sup>2</sup>, garden house 11.8 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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PODKROVÍ

