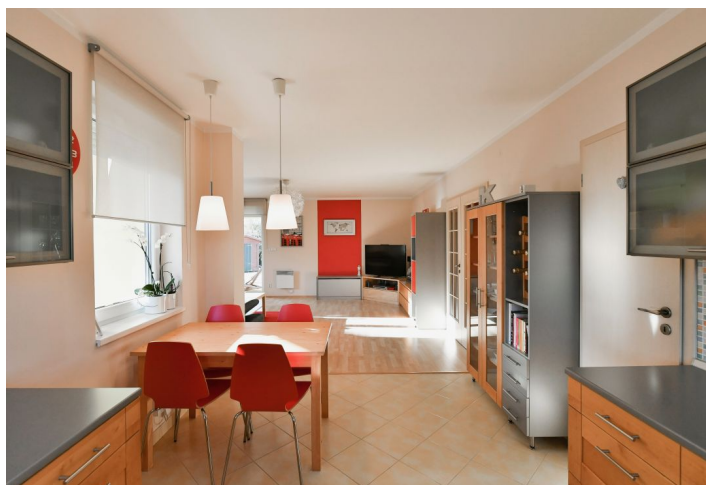




House Three-bedroom (4+kk)

Sold

127 m², Rakovník, Nové Strašecí, Janáčkova





House Three-bedroom (4+kk)

Sold127 m², Rakovník, Nové Strašecí, Janáčkova

Plot	1 012 m ²
Foot print	166 m ²
Garden	846 m ²
Parking	On the plot under a carport
Cellar	-
PENB	G
Reference number	40996

This brick bungalow from 2007 with a nicely landscaped sunny garden is part of a quiet residential area in the town of Nové Strašecí, located next to the Křivoklátsko Protected Landscape Area. The surroundings provides a wide range of services and convenient connections to Prague by public transport or by car on the D6 highway.

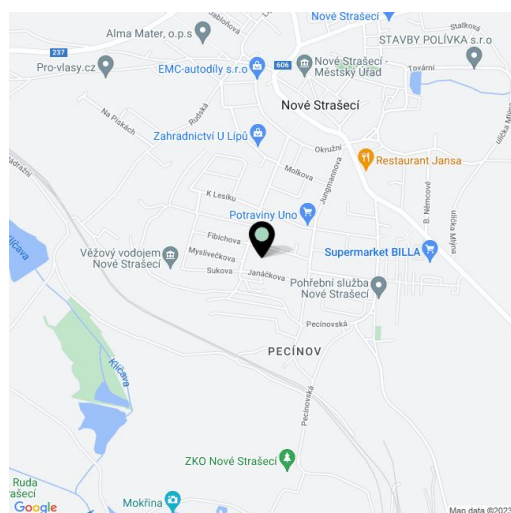
The one-story house consists of a living room connected to the kitchen, dining room, and **south-facing garden terrace**, three bedrooms (the master bedroom has a **study**), 2 bathrooms (one with a bathtub and toilet, the other with a shower and toilet), a pantry, a foyer, and hallways. It is possible to set up another room in the **attic**.

Facilities include floating laminate floors and tiles, plastic double-glazed windows, and **exterior window blinds**. The bathroom and hallway have **underfloor heating**, the heat source is a Dražice electric boiler. Gas is not connected to the house, but, if necessary, it is on the border of the plot. You can park on a paved area under a carport.

In Nový Strašecí, there is a kindergarten and elementary school, an art school, and a high school, 2 supermarkets and smaller shops, including a **bagless shop** or a craft beer store, a health center, and sports grounds. Convenient connections to Prague are provided by buses. The ride to the Zličín metro station takes 45 minutes, and direct trains can be used when traveling to the center of Prague. Driving by car to the outskirts of the city takes only 20 minutes. The surrounding **deep forests of the Křivoklátsko Protected Landscape Area** offer a wide range of trips on foot and by bike.

Usable area 127 m², built-up area 166 m², garden 846 m², land 1,012 m².

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

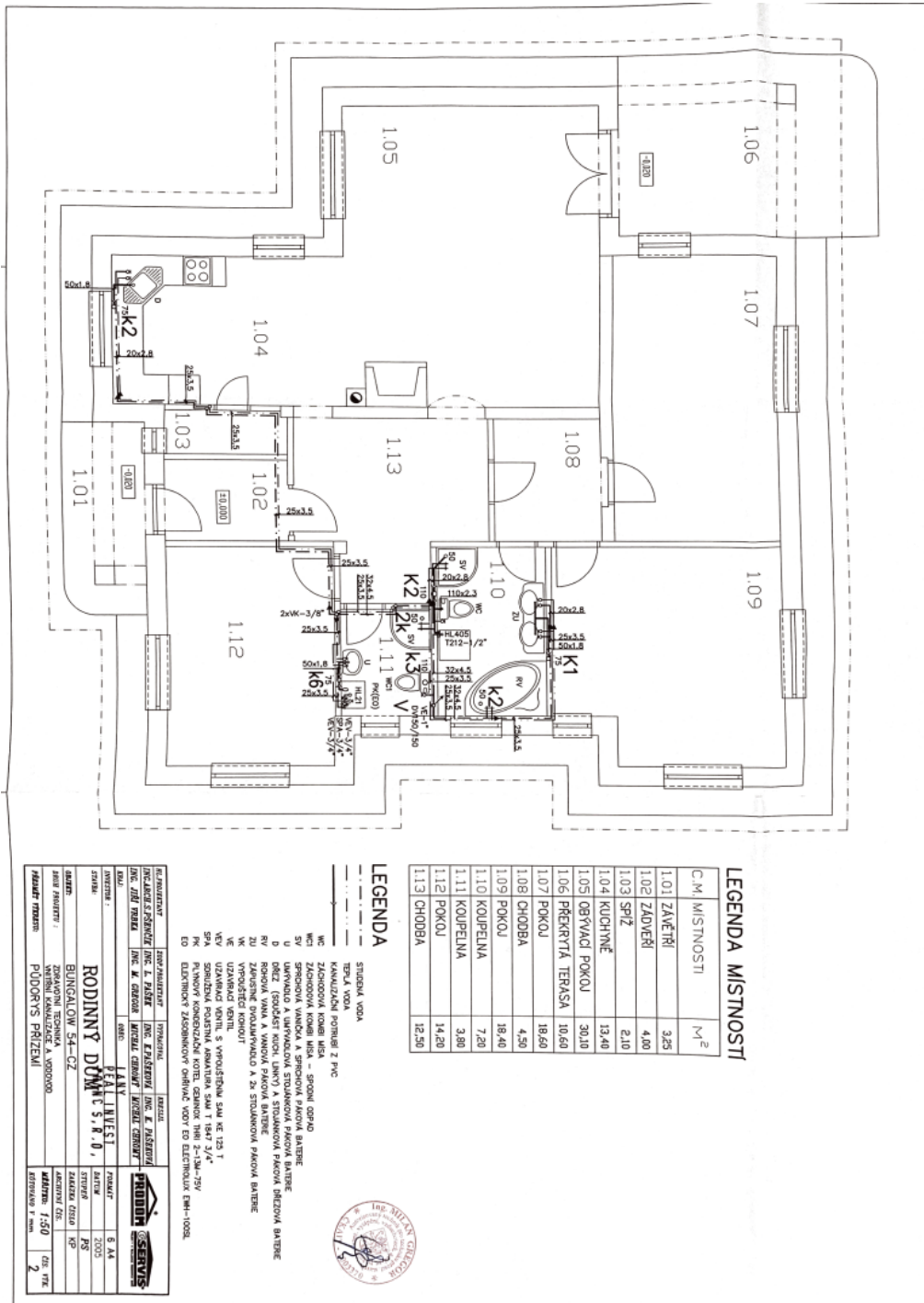




House Three-bedroom (4+kk)

127 m², Rakovník, Nové Strašecí, Janáčkova

Sold



LEGENDA MÍSTNOSTI

Č. MÍSTNOSTI	M ²
1.01 ZAVĚTRÍ	3,25
1.02 ZADVĚRÍ	4,00
1.03 SPŽ	2,10
1.04 KUCHYŇE	13,40
1.05 OBÝVAČÍ POKOJ	30,10
1.06 PŘEKRYTÁ TERASA	10,60
1.07 POKOJ	19,60
1.08 CHODBA	4,50
1.09 POKOJ	19,40
1.10 KOUPELNA	7,20
1.11 KOUPELNA	3,80
1.12 POKOJ	14,20
1.13 CHODBA	12,50

- LEGENDA**
- STUŽBA VODA
 - TEPLÁ VODA
 - KANALIZAČNÍ PŘÍPOJE Z PVC
 - MC ZACHOVACÍ KOBY MŠA - SPRŮVĚ OSNO
 - SV ZACHOVACÍ VYUŽITÍ MŠA - SPRŮVĚ OSNO
 - D UMÝVADLO A UMÝVACÍ KUCH. LINKY A STOLNOVÁ PÁKOVÁ BÁTĚ
 - RV ROHOVÁ VANA A VANOVA PÁKOVÁ BÁTĚ
 - K1 KOUPELNA - POKOJ A 2x STOLNOVÁ PÁKOVÁ BÁTĚ
 - K2 VYPRÁČECÍ KOVOVÝ
 - VE VZVĚŠNÝ VENTIL
 - VEV UZÁVĚRKA VENTIL S VÝMĚNOVÝM JAKO KE 125 °C
 - SPK STUŽBA KANALIZAČNÍ KOBY ČERNON TŘÍ 2-120-75V
 - EO ELEKTROVÝ ZÁSOBNÍKOVÝ OHŘEV VODY ED ELEKTROU EM-100SL



INVESTICE	PROJEKTANT	PROJEKTANT
ING. J. ŠTĚPÁNEK	ING. A. KUBICKÝ	ING. A. MAJER
ING. J. ŠTĚPÁNEK	ING. A. KUBICKÝ	ING. A. MAJER
ING. J. ŠTĚPÁNEK	ING. A. KUBICKÝ	ING. A. MAJER

RODINNÝ DŮM S B. D., BUNGALOW 54-CZ

ADRESA	ADRESA	ADRESA
BRNO	BRNO	BRNO
BRNO	BRNO	BRNO
BRNO	BRNO	BRNO