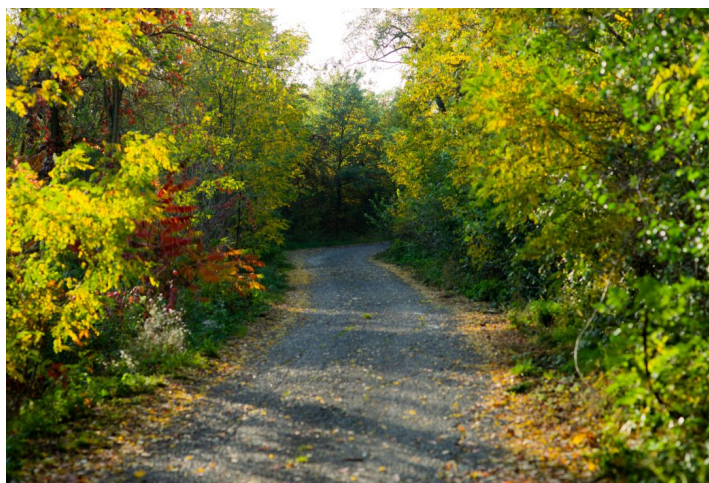




Land

1 687 m², Mělník, Dřínov

€ 319 089 | CZK 7 990 000





Land

1 687 m², Mělník, Dřínov

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Price per sq. m.	4 736 CZK
Total area	1 687 m ²
Land type	Housing
Reference number	42676

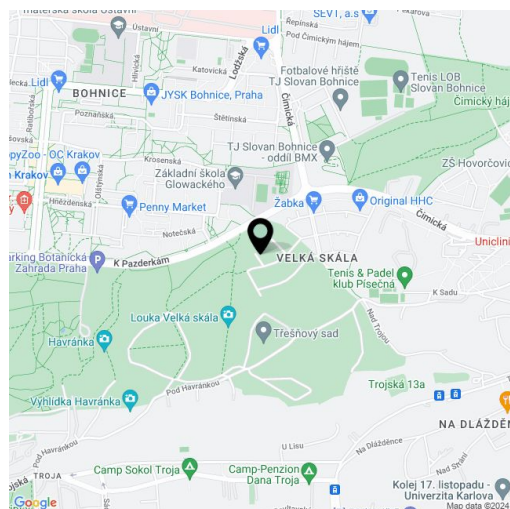
This large south-facing plot with beautiful views of the surrounding area is situated in the calm Central Bohemian village of Dřínov, located only about a 15-minute drive from the northern edge of Prague, where there is a direct bus link to the village.

Utility networks end at the border of the neighboring plot, so it is only necessary to establish a connection. Access to the plot of land is via a paved road.

Part of the offer is a **study for a family house**, which naturally fits into the sloping terrain. The floor plan consists of a garden level living space with an open plan kitchen, dining room, and adjoining **terrace**, a master bedroom with a dressing room and bathroom, 2 other rooms with bathrooms, utility facilities, and storage space. The entrance to the house is planned at the level of the driveway. The entire house will **open onto the garden**; the floor-to-ceiling glass walls will provide incredible views of the surrounding countryside and bring plenty of daylight into the interior.

A very nice place near **Zlosyňský Grove** with **forest play elements**; in the village, there are 2 children's playgrounds and a grocery store or a delivery point of the Czech Post Office. A kindergarten is within a 5-minute drive. There is an elementary school and a pharmacy in the neighboring village of Úžice, as well as a **direct train connection to Prague to the Masaryk Railway Station**. You can get to Prague directly from Dřínov to the Kobylisy metro and tram station by a **suburban bus** that stops near the future house. Driving by car is very easy thanks to the nearby D8 motorway.

Total area 1,687 m².





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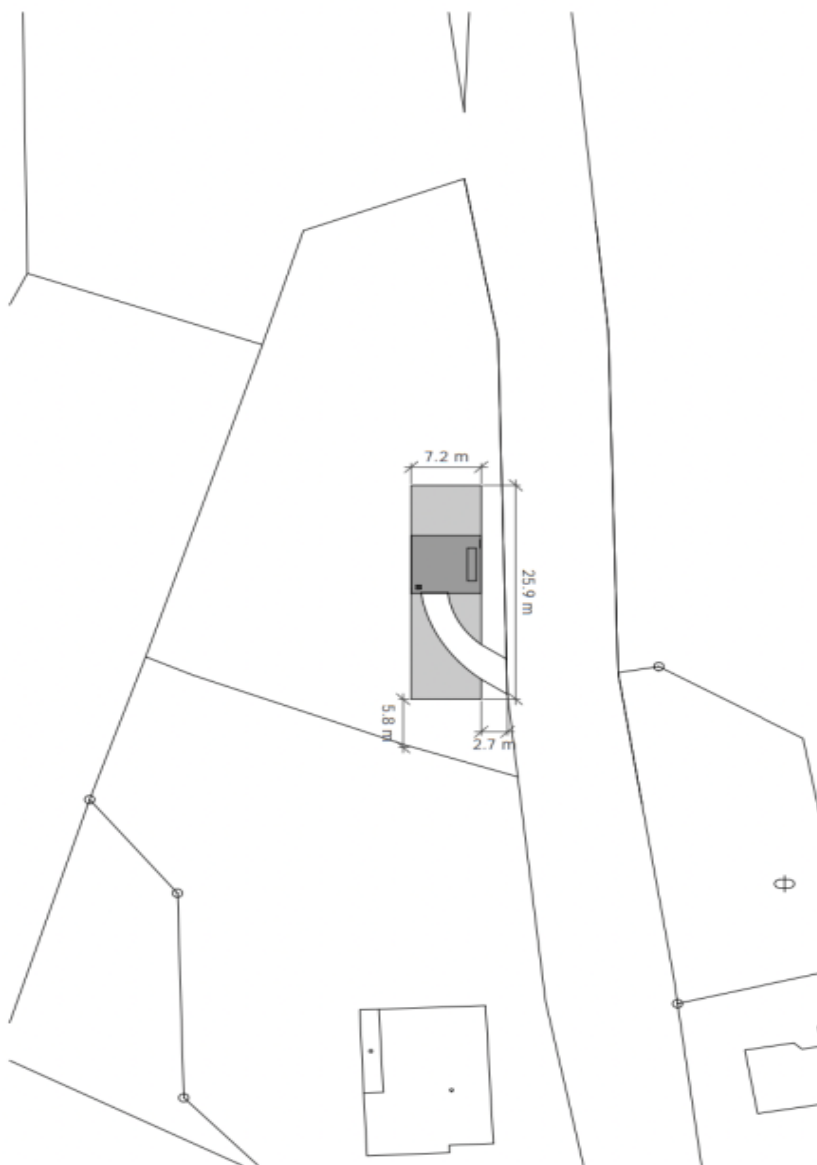




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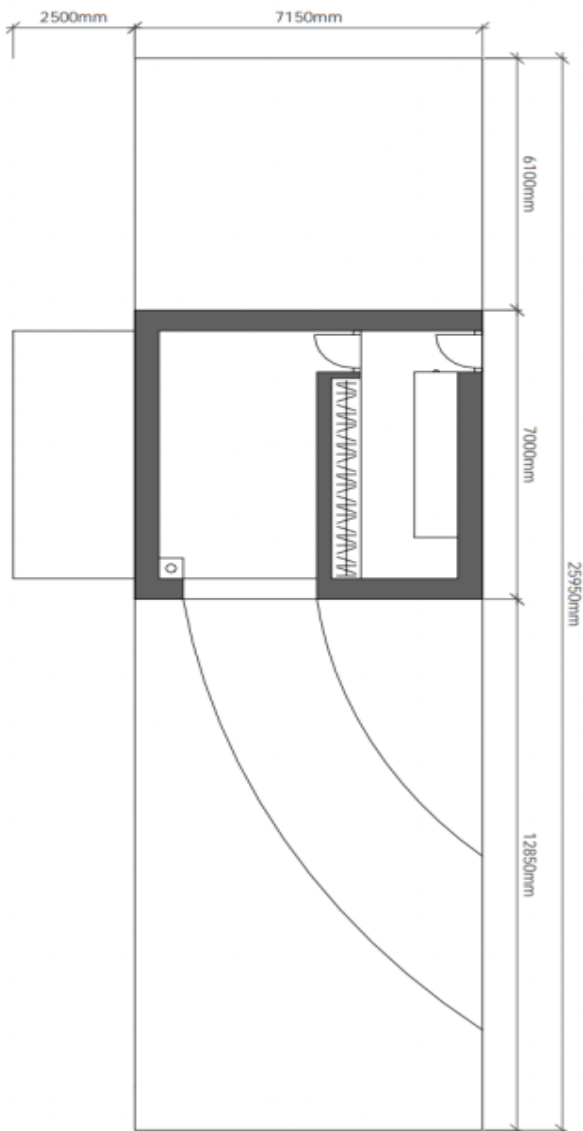
situace 1:500



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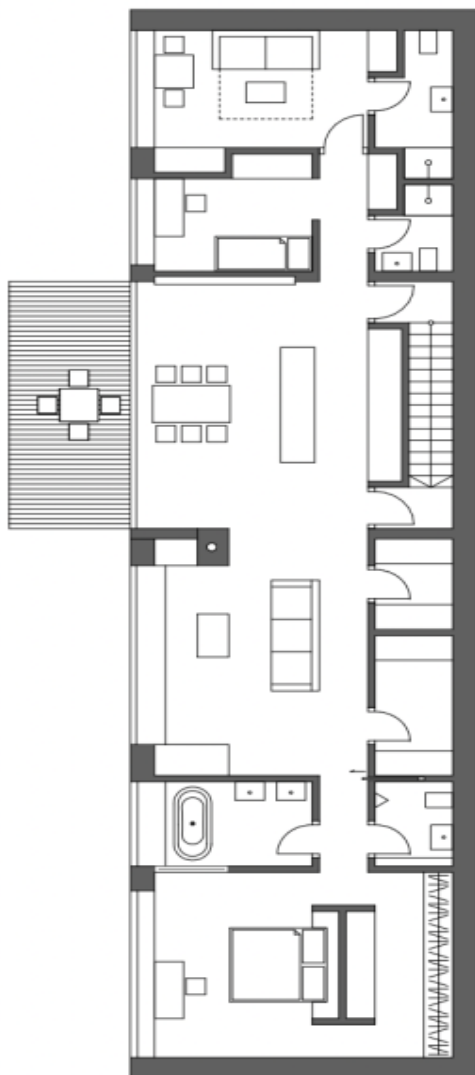
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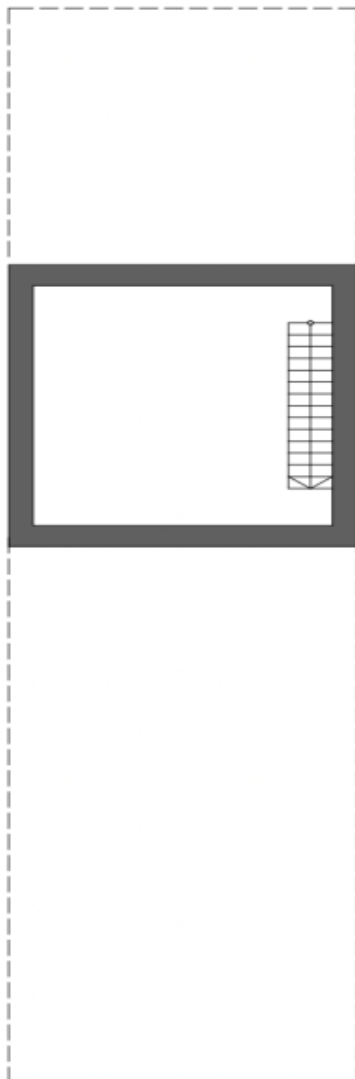
1 PP 1:100



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2 pp 1:100