



## House One-bedroom (2+1)

Sold

72 m<sup>2</sup>, Praha-východ, Stříbrná Skalice, Stříbrná Skalice





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Plot	2 653 m <sup>2</sup>
Foot print	72 m <sup>2</sup>
Garden	2 345 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	42773

This romantic cottage from 1938, built by an important figure from the art scene of the 1930s, stands in magical solitude by a stream and a meadow surrounded by forests near the historic town of Sázava. The cottage and large plot provide perfect tranquility, fresh air, and absolute privacy.

The one-level layout consists of a main living room, a kitchen, a **veranda** serving as a dining room, a hallway, and a WC (flush toilet).

Considering the year of its construction many decades ago, the house is in excellent condition and doesn't require expensive reconstruction. There are **new casement windows** with exterior blinds; the interior design has an authentic style. The building is connected to **electricity**; water comes from its **own water well**. A **fireplace stove** provides heating. Access is via a seldomly frequented asphalt road. A paved path leads from the street to the cottage on land belonging to the property, but it's currently overgrown with trees.

The poetic place lies hidden in the woods between Stříbrná Skalice and Sázava. The **Sázavský klášter Monastery**, a symbol of Slavic education, adds to the atmosphere of the location. The surroundings, interwoven with **hiking trails and bike paths**, allow you to spend whole days outside and enjoy the **natural environment**, while everything you need is within a short driving distance. In addition, the city of Sázava offers rich **cultural and sports activities**. The cottage is easily accessible from Prague via the D1 highway, and there is also a suburban bus to Sázava. You can enjoy a train ride along a railway line leading along a **meandering river**.

Usable area 72 m<sup>2</sup>, built-up area 72 m<sup>2</sup>, garden 2,345 m<sup>2</sup>, plot 2,653 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.

