



## House Three-bedroom (4+1)

€ 198 646 | CZK 4 990 000

150 m<sup>2</sup>, Domažlice, Sedlec





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Plot	2 153 m <sup>2</sup>
Foot print	690 m <sup>2</sup>
Garden	1 463 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	43846

This family house, used as a cottage in recent years, stands on a large plot with a south-facing garden and a pond in the picturesque village of Sedlec near the town of Pobežovice in Domažlicko, near the Český Les PLA.

On the ground floor is a living room, a kitchen, and a bathroom, and on the first floor 3 bedrooms. The house has a **partial basement**; the living area can be expanded by opening up the **attic space**.

The building is in good condition. A **swimming pool** and a terrace with a seating area and a **brick barbecue** have been built in the large mature garden.

The **amazingly peaceful village** is located 3 minutes by car from the tourist-attractive town of **Pobežovice** with a beautiful **historic core**, a **castle park** and civic amenities, including a kindergarten and elementary school. Pobežovice is also accessible by bus. Close to the village is the mysterious and uninhabited **Český Karst** protected landscape area; it takes half an hour to reach the **Přimda ski area**, and the border with Germany is about 40 km away.

Usable area 150 m<sup>2</sup>, built-up area 690 m<sup>2</sup>, garden 1,463 m<sup>2</sup>, plot 2,153 m<sup>2</sup>.

