



206 m² Údolní, Pyšely, Benešov, Central Bohemia Leased

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Emil Kasarda

kasarda@luxent.cz

+420 723 255 255

Order number	N6668	Price	Leased
Address	Údolní, Pyšely, Benešov, Central Bohemia	Type	Houses
Category	Family House	Usable area	206 m²
Number of rooms	4 rooms	Offer status	Leased
Land area	1 350 m²	Garden area	1 144 m²
Energy performance of the building	B - Very economical	Device	Partly
Terrace	28 m²	Date to move in	1. 11. 2023

About real estate

We offer for rent a partly equipped newly built modern house with a layout of 4+kt and usable area of 206 sqm in a desirable location of the town of Pyšely, district Benešov u Prahy. The one-storey low-energy house has its own garden of 1 144 sqm with a terrace and seating area. Garage for one car, possibility of two more parking spaces in front of the garage.

The layout of the house includes an entrance hall with built-in wardrobe, airy, sunny and spacious living-dining room and a luxurious custom-made kitchen with marble worktop, kitchen fully equipped with built-in appliances - fridge-freezer, oven, microwave and dishwasher, hob with extractor hood. The kitchen has an entrance to the utility room with gas boiler, which can also be used as a pantry. The house is equipped with customized furniture. The living room has large French windows and access to the garden with outdoor seating. The living room has large French windows and access to the garden with outdoor seating.

The house also has three bedrooms, two of which have separate access to the garden. The third bedroom has its own spacious dressing room and a separate bathroom with shower and toilet. Hallway with spacious fitted wardrobes and a luxurious Kartell designer bathroom with bath, basin and toilet.

The house is designed to an energy efficient standard and is heated by a gas boiler. Modern and airy interior, heated wooden oak flooring, storage in the hallway and electrically operated roller shutters throughout the house. There is a chimney connection in the living room to accommodate a fireplace. The house has its own 25 m deep well with connection to the house, as well as a 10 m³ rainwater tank.

The land is slightly sloping with a south-east to south-west orientation, offering picturesque views of the surrounding countryside lined with mature trees.

The town of Pyšely is located in the Central Bohemian Region, approximately 20 km from the outskirts of Prague to the south-east and 10 km north of the district town of Benešov.

Excellent accessibility to D1 allows for quick connection with the capital city - only 20 minutes by car. Daily travel to Prague is also facilitated by the connection to the Prague ring road, regular bus lines of the Prague Integrated Transport or train connections. Pyšely is one of the towns with rich history, cultural life and civic amenities - shops, restaurants, kindergartens and primary schools, doctor, post office, playground, municipal office. Within walking distance is the famous golf resort Loreta Pyšely.

Available immediately.