



112 m² Pod Sokolem, Doubravčice, Kolín, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6176	Price	Sold
Address	Pod Sokolem, Doubravčice, Kolín, Central Bohemia	Type	Houses
Category	Family House	Usable area	112 m²
Number of rooms	4 rooms	Offer status	Sold
Land area	416 m²	Floor area	100 m²
Garden area	350 m²	Energy performance of the building	B - Very economical
Number of floors	2	Device	Yes
Parking	2	Lift	No

About real estate

We offer exclusively for sale a low-energy terraced house with a usable area of 112 m² on its own plot of 416 m², which is situated in the quiet village of Doubravčice, east of the capital. This house is from a project of five brick low-energy semi-detached houses surrounded by a landscape full of greenery and the area also offers excellent accessibility to Prague.

The 4 bedroom layout offers a practical storage room by the front door with its own outside entrance. On entering the house there is a superbly designed hallway with designer built-in furniture and access to the bathroom with shower, toilet and washing machine. The hallway is connected to a spacious living room with kitchen (37 sqm). A fireplace and an imaginatively placed library with a study area complete the pleasant atmosphere. From the living room there is access to the terrace, which is covered by a bioclimatic pergola, whose rotating slats control the amount of heat and light in the pergola. Under the staircase that leads to the upper floor, there is a storage room. On this floor there are three bedrooms (13.6 sqm, 10.56 sqm and 10.53 sqm) with built-in wardrobes, a beautiful spacious bathroom with bathtub and a separate toilet.

Throughout the house there is HydroCork flooring and underfloor heating. On the windows there are aluminium roller blinds. The house has recuperation, air conditioning units are in all rooms. The house has an iGET camera system, photovoltaic panels are installed on the roof for maximum savings and independence. Water heating is provided by an electric boiler with a 200 litre storage tank. In front of the house there is a covered parking for two cars.

The village of Doubravčice is located in the Central Bohemian Region, Kolín district. There is a municipal office, cultural hall, newly built kindergarten (approx. 50 m from the house), library, children's playroom, confectionery, restaurant, grocery store, general practitioner, sports club and an area with a football field.