



411 m<sup>2</sup> U Zvoničky, Mirošovice, Praha-východ, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>N5323</b>	Price	<b>Sold</b>
Address	<b>U Zvoničky, Mirošovice, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>411 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>5 368 m<sup>2</sup></b>	Built up area	<b>1 541 m<sup>2</sup></b>
Floor area	<b>350 m<sup>2</sup></b>	Garden area	<b>3 827 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>1</b>
Device	<b>Yes</b>	Parking	<b>2</b>

## About real estate

We offer the sale of a stylish country house from 1860, which was very sensitively renovated in 1998-2002 by the Czech architectural studio de.fakto. The interior of 411 sqm is very spacious, bright and a combination of original old tiles, vaulted brick ceilings and exposed beams gives the house a unique rural atmosphere.

On the ground floor there is an entrance hall, fully equipped kitchen with a very spacious dining room, generous living room with fireplace and original brick ceiling, there is also a utility room with boiler and toilet.

The upper floor offers four bedrooms, two of which are currently used as childrens rooms, master bedroom, studio, dressing room and two bathrooms with bathtub and shower. The corridor between the bedrooms is lightened by a glass openable roof with rain sensors. The house features on the ground floor underfloor heating with original tiles, windows are made of unbreakable glass, movement security system, house equipment is imported from France, England and Germany.

Land has an area of 5,368 sqm and there is a renovated barn, which can be used as a workshop, and a garage for two cars. The garden is beautifully landscaped with mature trees, a small stream flows through the land with the possibility of renewing the pond. The house has its own well.

Mirošovice is a village with all civic amenities. There are elementary and nursery schools, groceries, restaurants, a train station with regular connections to Prague and Benešov, and a bus service to Velké Popovice.

Distance to the center of Prague about 30 km, about 25 minutes by car.