



240 m<sup>2</sup> Nová Role, Mezirolí, Karlovy Vary, Karlovy Vary Region Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5909</b>	Price	<b>Sold</b>
Address	<b>Nová Role, Mezirolí, Karlovy Vary, Karlovy Vary Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>240 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>743 m<sup>2</sup></b>	Built up area	<b>148 m<sup>2</sup></b>
Floor area	<b>235 m<sup>2</sup></b>	Garden area	<b>595 m<sup>2</sup></b>
Energy performance of the building	<b>A - Extremely economical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Loggia	<b>5 m<sup>2</sup></b>	Terrace	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for sale a two-storey family house located near Karlovy Vary in the village of Mezirolí. It is a new building with modern technology and equipment ensuring energy self-sufficiency of the building (photovoltaic power plant on the roof, battery energy storage in the garage).

The house consists of two floors. The ground floor offers an entrance hall, living room with wood-burning stove and open equipped kitchen (built-in Bosch appliances, hot-air oven, microwave oven, ceramic hob), a separate pantry, bedroom with atypical built-in lighted wardrobe, bathroom with shower, utility room and garage.

The attic floor is ready to be finished according to the needs of the new owner. It is possible to build 3-4 rooms here, there is a preparation for a bathroom as well.

There are wooden floors and doors throughout the house. All windows have external blinds. The house is equipped with a camera system. The property is connected to water supply, sewerage and electricity. The land is fenced with a gabion fence. On the plot there is a private well and a wood shed. The outdoor terrace and the gutter walkways are made of natural stones. The access walkway and the driveway to the garage are heated. Parking at the house is for up to four additional cars.