



## Sale of a house 6+kt, 244 sqm, on land of 598 sqm, Poděbrady



🏠 244 m<sup>2</sup> 📄 Poděbrady, Přední Lhota, Nymburk, Central Bohemia 💰 12 990 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Karel Bartek**

COMMERCIAL SPECIALIST

karel.bartek@luxent.cz

+420 770 189 189

Order number	<b>N5544</b>	Price	<b>12 990 000 CZK per property</b>
Address	<b>Poděbrady, Přední Lhota, Nymburk, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>244 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>598 m<sup>2</sup></b>
Floor area	<b>244 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>No</b>
Parking	<b>10</b>		

## About real estate

We offer a very interesting building located in an attractive location for multifunctional use. The house, which has a usable area of 244 sqm, is located in a busy place near a large shopping center near the D11 motorway, on the main access road to the spa town Poděbrady from the direction of Prague.

The building appears to be ideal for locating a company headquarters, retail space or warehouses. It is possible to buy a plot of land with a size of 3,624 sqm.

The building itself was built in 1939 and in 2016-2018 an extensive reconstruction took place (complete insulation, roof reconstruction, new wiring). The property consists of two floors and has a basement. On the first floor there is a shower with water connections to the washing machine. The building also has internet, including network connections.

The energy performance class "G" is listed temporarily due to the fulfillment of legal requirements, the certificate is submitted for elaboration.