



### Family house for sale : Kersko, Hradištko Kersko, Hradištko

Information about price on request

registration number	<b>20240707</b>	property type	<b>house</b>
type of contract	<b>sale</b>	property subtype	<b>detached house</b>
area	<b>206 sqm</b>	land area	<b>3,001 sqm</b>
terrace	<b>no</b>	PENB energy label	<b>A</b>
available from	<b>09.09.2024</b>		

Modern, luxury three bedroom, two bathroom family house with a total land area of 3001 m<sup>2</sup> is located in the famous recreational area Kersko, which became famous thanks to the Czech writer Bohumil Hrabal. In recent years, this unique Kersko location has been a popular place for both recreation and permanent living thanks to the combination of quiet living in beautiful nature and excellent accessibility to Prague and its surroundings. This ground floor family house was approved in 2020, quality, branded materials were used for the construction and furnishings, the house and garden offer maximum comfort. The layout includes a hall, a spacious open plan living room with a dining room and a kitchen (58m<sup>2</sup>), a hallway from which 3 separate bedrooms are accessible, 2 bathrooms (one bathroom with shower and toilet, the other bathroom with bath and toilet), and a utility room. The living room has a fireplace, access to the covered terrace (41m<sup>2</sup>) and to the large garden with outdoor seating. Access to the garden is also from the kitchen and from the bedrooms. The kitchen is equipped with Bosch and Samsung appliances, there are built-in wardrobes throughout the hall, external blinds are installed on the windows. In the large utility room there is a washing machine, a tumble dryer, a shower, Viessmann boiler (capacity 250 litres) and heating controls. Heating is solved by a heat pump, throughout the house there is underfloor heating, oak floors and tiles. The house has a security system, intercom with camera. There is a drip system in the garden for irrigation of the hedge and shrubs, there is also a garden shed and covered parking for 2 cars. Fast access is to Prague, about 15 minutes by car on the D11 motorway, or 40 minutes by bus and train. Only a few minutes by car is the village of Sadská with civic amenities. For more information contact us. The seller reserves the right to select the buyer based on his chosen criteria.