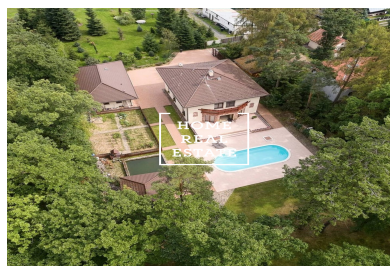
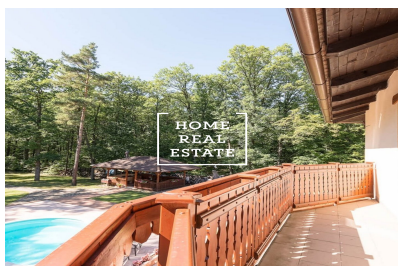


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## Sale house monument / other, 278 m2 - Březová, Praha 8



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The company «Home Real Estate» offers for sale a luxury detached villa 5 + 1 with a size of 278 m<sup>2</sup>, located in a quiet area of Březová-Oleško. The villa has a floor area of 278 m<sup>2</sup> and is located on a rectangular plot with an area of 2,758 m<sup>2</sup>, of which the built-up area is 145 m<sup>2</sup> (the built-up area of the villa is square). The villa with a garden is lined on two sides with forest (neighbors can be seen from the land on two sides). The villa is also situated in a quiet recreational area near the Davle Nature Park. The villa was built in 2011 for the owner and his family, so the villa is built to a high standard of porotherm, perfectly insulated. On the ground floor of the villa is a spacious living room with dining area and kitchen with access to the terrace and garden. Further on the ground floor of the villa is a bathroom with shower, study, dressing room, pantry, utility room, hall, hallway. The entrance to the 2nd floor is by a beautiful oak staircase. On the second floor of the villa there are 3 rooms, of which 2 rooms with access to the balcony, open living room, dressing room, bathroom with corner bath, toilet and hallway. The heat in the whole villa is provided by a heat pump of the Aqua - Thermo brand, ie. very low operating costs. There is a functional fireplace on the ground floor of the villa. The villa is connected to the water from a drilled well and the waste is drained into a cesspool (10 cubic meters). The villa has an alarm and fire detectors. The plot also includes an outdoor swimming pool with sea water with a volume of 100 m<sup>3</sup> and dimensions of 11x4.8 m, as well as a fully equipped summer kitchen with outdoor seating. In the large and well-kept garden you will find shrubs that turn into a forest. Parking is provided on the plot, where a garage for two cars is built. There are also twelve outdoor parking spaces. The villa is suitable for both luxury living and a representative office of the company. Suburban bus transport, about 1-2 times an hour the bus goes directly to Prague (metro station Kačerov). Civic amenities: school, kindergarten, shops, post office and other services. The property can be financed with a mortgage loan, which we will arrange for you free of charge. For sale and moving in immediately. The fees are approx. CZK 3,700 / month. For more information and the possibility of a tour, contact the broker or fill out the form below



ID	<a href="#">29540</a>
Offer	Sale
Group	Monument / Other
Furnished	Furnished
Location	Březová 452, 252 45 Březová-Oleško, Česko
Ownership	Personal
Usable area	278 m <sup>2</sup>
City	<a href="#">Prague</a>
District	<a href="#">Praha 8</a>
City district	<a href="#">Kobylisy</a>