



House Four-bedroom (5+kk)

€ 548 335 | CZK 13 500 000

174 m², Nymburk, Hradištko, Kersko



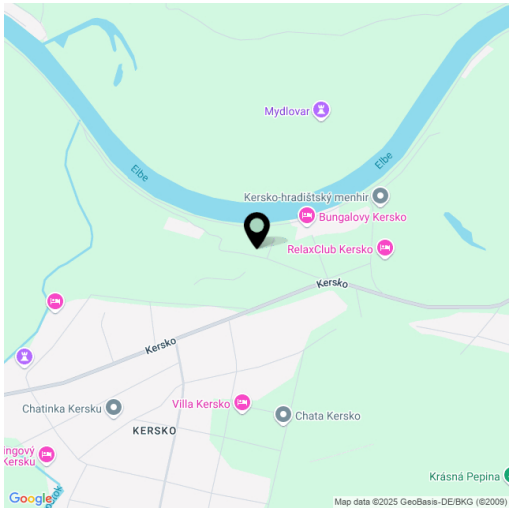


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Plot	673 m²
Foot print	115 m²
Garden	558 m²
Parking	Double garage, additional on-site parking available
Garage	Yes
Cellar	-
PENB	B
Reference number	108700



This unique modern timber house, awarded by both prestigious international and Czech architectural juries,, is set in a beautiful, quiet location in the Kersko-Bory Nature Park near the Elbe River, about a 20-minute drive from the edge of Prague.

The two-story layout is designed to adapt to its surroundings. The ground floor includes a relaxation room, a basic kitchenette, a toilet, and a **winter garden** connected to the outdoor **garden**. The upper floor houses a **fully equipped apartment** with a living room and open plan kitchen, dining area, 2 bedrooms, a bathroom, and an entrance hall with a walk-in wardrobe. The social and private areas are separated by a corridor.

This **designer timber house**, completed in 2021, was built **sustainably** using **spruce wood**. Heating is provided by a heat pump with a **cooling** function and a **wood-burning stove** with a fireplace insert; for extreme cold, electric heaters are also available. The bathroom includes underfloor heating. The interior is furnished with custom-designed furniture made to the architect's specifications. The house is connected to the municipal water supply, and the plot features a **well** and a domestic wastewater treatment plant.

The **picturesque area**, famously associated with the **writer Bohumil Hrabal**, is characterised by **quiet pine** and **birch forests** lining the Elbe River. A nearby dock and the flat landscape offer many opportunities for **cycling trips** and **easy walks**. Amenities are available in nearby Hradištko and Semice, and Sadská or Přerov nad Labem are also close. The area is served by bus lines, and a train station with connections to Prague is less than 10 km away. Access by car is convenient thanks to the **D11 highway**.

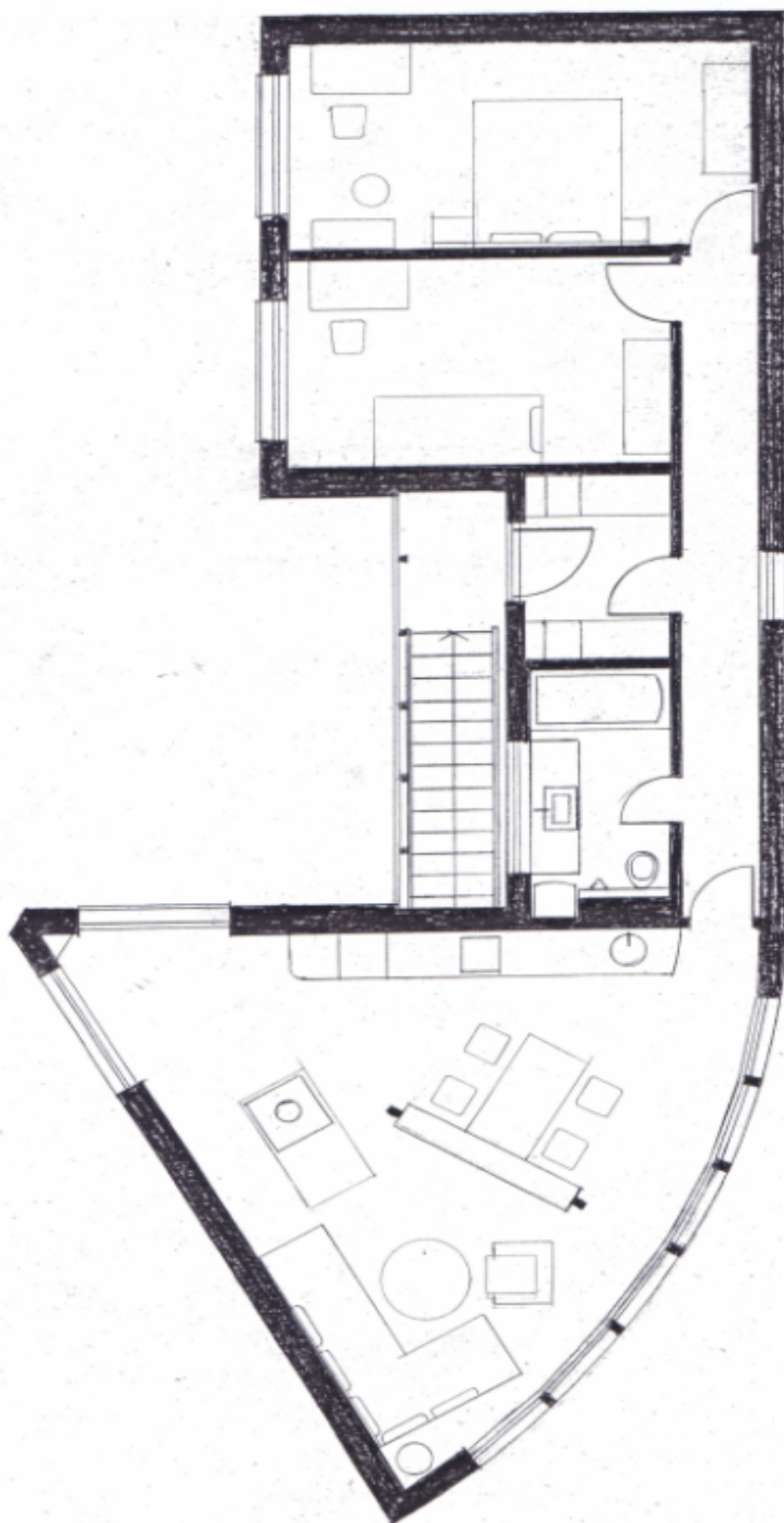
Total area 174 m², built-up area 115 m², garden 558 m², plot 673 m².



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