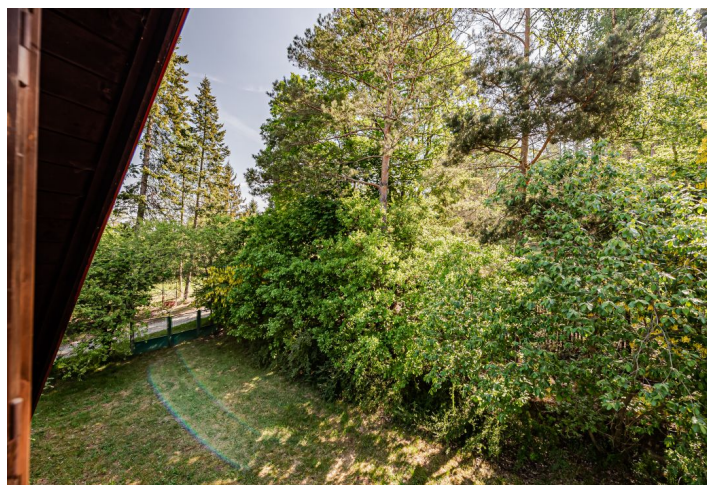
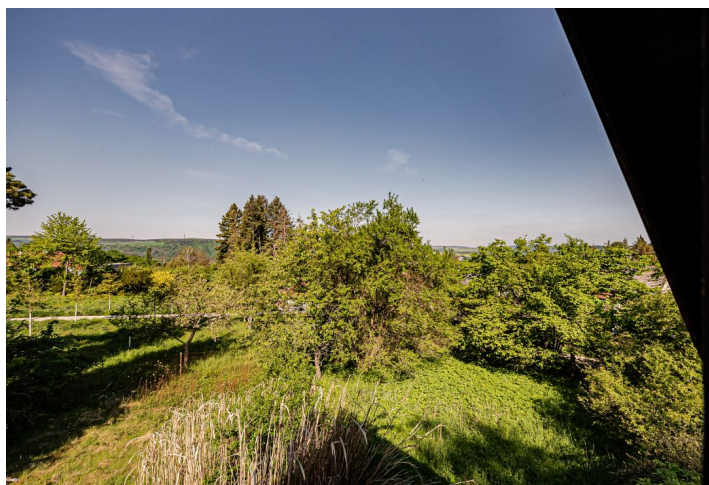




## House One-bedroom (2+kk)

**Sold**

65 m², Praha-západ, Petrov, K Petrovu







## House One-bedroom (2+kk)

**Sold**65 m<sup>2</sup>, Praha-západ, Petrov, K Petrovu

|                  |                      |
|------------------|----------------------|
| Total area       | 65 m <sup>2</sup>    |
| Plot             | 2 191 m <sup>2</sup> |
| Foot print       | 35 m <sup>2</sup>    |
| Garden           | 2 156 m <sup>2</sup> |
| Floor area       | 60 m <sup>2</sup>    |
| Terrace          | 5 m <sup>2</sup>     |
| Parking          | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 42687                |

This cottage is set on a beautiful, south-facing plot with a total area of 2,191 m<sup>2</sup>, in a popular area in Posázaví with a wonderful atmosphere. The cottage is situated in the immediate vicinity of a forest in a recreational area, a twenty-minute drive from the southern outskirts of Prague.

The cottage with a basement and a floor area of about 60 m<sup>2</sup> is suitable for complete reconstruction or demolition. It is connected to electricity and water; waste is diverted to a sump (in the future, the construction of a sewerage system is planned). Access to the plot is via a municipal road.

The place provides **complete privacy**; at your fingertips is **brehtaking nature** perfect for hiking and biking. The **Posázavská Trail** and the **Medník Nature Trail** are nearby as well as the unique **lookout points** of the deep **Sázava Canyon**. Access from Prague is good; the drive by car takes about 20 minutes from the Prague Ring Road. There is also a bus line to Petrov and a train station within walking distance. Civic amenities are in nearby Davle or Jílové near Prague.

Usable area 60 m<sup>2</sup>, built-up area 35 m<sup>2</sup>, garden 2,156 m<sup>2</sup>, land 2,191 m<sup>2</sup>.

