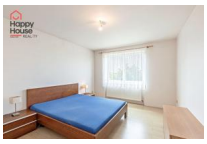
Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

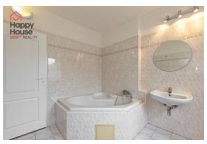
Is the estate atractive for you?
Andrea Vihanová
+420 777 098 829
vihanova@happyhouserentals.com

ID: 995968






COMPLEX REAL ESTATE SERVICES

- **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION
- SALE OF **APARTMENT BUILDINGS** AND DEVELOPMENT PROJECTS
- LAND
- COMMERCIAL PROPERTY

Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Andrea Vihanová
+420 777 098 829
vihanova@happyhouserentals.com



Sale of a detached four-bedroom house (424 sqm) with a terrace (5sqm), on a plot (1861 sqm) with a garage (60.9 sqm) near Mělník, Kly - Hoření Vinice





0,00 CZK

incl legal services and real estate agency commission

layout :	5+kk - 4 bedrooms	Celková užitná plocha :	424
city :	Kly	town quarter :	
district :	Hoření Vinice	street :	Hoření Vinice
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	C - Economical
type of ownership :	personal		

We offer for sale a detached four bedroom family house in personal ownership and a living area of 424 sqm. The house was approved in 1999 and is located on a gently sloping plot with a vineyard, facing south-southwest, is located near Mělník, in the village of Kly - Hoření Vinice. The total area of the plot is 1,861 sqm. The extensive garden includes a wooden garden house and mature fruit trees – apple, cherry, sour cherry, pear, plum, mirabelle, walnut, hazelnut. The garden offers plenty of privacy and space for relaxation, gardening, or family activities. The house is partially basemented, utilizing the sloping terrain. There is also a garage (60.9 sqm) and possibility for additional parking on the property. Layout: Ground floor: entrance hall, spacious living room with kitchenette, two bedrooms (each 14.5 sqm), bathroom with shower and toilet, and a terrace. Attic: two spacious bedrooms (47 sqm and 42 sqm) with exposed wooden beams, bathroom with corner bath and toilet. Basement: utility room, laundry/drying room (with a sink, toilet, washing machine, dryer, and shelves), a social room with a fireplace (49 sqm), a beautiful and dry cellar (not shown in the plan), and a spacious garage. The kitchen is equipped with fitted appliances -

Is the estate atractive for you?
Andrea Vihanová
+420 777 098 829
vihanova@happyhouserentals.com

gas hob, electric oven, fridge-freezer, and microwave. The floors are lamino and tiled. Heating is provided by a gas boiler. The house is connected to public water supply, waste is led to a septic tank (cubic 20), and connection to the public sewer system is planned in the area. Internet connection is available. Energy performance certificate of the building: C. The property offers ample space for multi-generational living or a combination of living and business. The property is located in a quiet location with beautiful views, 5 km from the town of Mělník, where you will also find all civic amenities. For more information or to arrange a viewing, do not hesitate to contact us. Whether you are buying this property as an investment to rent out or not, we will be happy to provide you with our superior services in the area of ⌧apartment management or mortgage advice.