



🏠 206 m<sup>2</sup> 📄 Údolní, Pyšely, Benešov, Central Bohemia 📅 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6304</b>	Price	<b>Leased</b>
Address	<b>Údolní, Pyšely, Benešov, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>206 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Offer status	<b>Leased</b>
Land area	<b>1 350 m<sup>2</sup></b>	Garden area	<b>1 144 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Device	<b>Partly</b>
Parking	<b>2</b>	Garage	<b>1</b>
Terrace	<b>28 m<sup>2</sup></b>	Lift	<b>No</b>
Date to move in	<b>9. 11. 2022</b>		

## About real estate

We offer for rent a partly equipped newly built modern house with a layout of 4+kt and usable area of 206 sqm in a desirable location of the town of Pyšely, district Benešov u Prahy. The one-storey low-energy house has its own garden of 1 144 sqm with a terrace and seating area. Garage for one car, possibility of two more parking spaces in front of the garage.

The layout of the house includes an entrance hall with built-in wardrobe, airy, sunny and spacious living-dining room and a luxurious custom-made kitchen with marble worktop, kitchen fully equipped with built-in appliances - fridge-freezer, oven, microwave and dishwasher, hob with extractor hood. The kitchen has an entrance to the utility room with gas boiler, which can also be used as a pantry. The living room has large French windows and access to the garden with outdoor seating.

The house also has three bedrooms, two of which have separate access to the garden. The third bedroom has its own spacious dressing room and a separate bathroom with shower and toilet. Hallway with spacious fitted wardrobes and a luxurious Kartell designer bathroom with bath, basin and toilet.

The house is designed to an energy efficient standard and is heated by a gas boiler. Modern and airy interior, heated wooden oak flooring, storage in the hallway and electrically operated roller shutters throughout the house. There is a chimney connection in the living room to accommodate a fireplace. The house has its own 25 m deep well with connection to the house, as well as a 10 m<sup>3</sup> rainwater tank.

The land is slightly sloping with a south-east to south-west orientation, offering picturesque views of the surrounding countryside lined with mature trees.

A grass carpet is planned to be laid over the whole garden in spring 2023, including planting of mature trees, as suggested by the gardener.

The town of Pyšely is located in the Central Bohemian Region, approximately 20 km from the outskirts of Prague to the south-east and 10 km north of the district town of Benešov.

Excellent accessibility to D1 allows for quick connection with the capital city - only 20 minutes by car. Daily travel to Prague is also facilitated by the connection to the Prague ring road, regular bus lines of the Prague Integrated Transport or train connections. Pyšely is one of the towns with rich history, cultural life and civic amenities - shops, restaurants, kindergartens and primary schools, doctor, post office, playground, municipal office. Within walking distance is the famous golf resort Loreta Pyšely.

Available immediately.