



601 m<sup>2</sup> Předměřice nad Labem, Hradec Králové, Hradec Králové Region on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6744</b>	Price	<b>on request</b>
Address	<b>Předměřice nad Labem, Hradec Králové, Hradec Králové Region</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>601 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>4 574 m<sup>2</sup></b>
Garden area	<b>2 929 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>2</b>	Number of underground floors	<b>1</b>
Device	<b>Partly</b>	Parking	<b>4</b>
Garage	<b>2</b>	Balcony	<b>19 m<sup>2</sup></b>
Terrace	<b>19 m<sup>2</sup></b>	Cellar	<b>48 m<sup>2</sup></b>
Lift	<b>No</b>		

## About real estate

We offer a unique property - a timeless completely renovated villa originally from the 40s. The villa bears distinctive Art Deco elements and modern features unprecedented for the time. The author is a renowned architect. Vojtěch Krch, whose works can be found in Prague and throughout the Czech Republic and Slovakia. The professional reconstruction respected the original character, enlarged some window openings and slightly modified the layout to meet the attributes of modern lifestyle. The villa is surrounded by a 2,929 m<sup>2</sup> park-style garden with a newly established arboretum. The total usable area is 601 m<sup>2</sup>, of which the floor area is 473 m<sup>2</sup>. The total land area is 4,574 m<sup>2</sup>. Accessibility to the centre of Hradec Králové within ten minutes, on the outskirts of Prague or in the Giant Mountains or the Eagle Mountains you will be within an hour.

Disposition of the villa: 7+1 with a separate apartment and fitness in the 1st floor. Ceiling heights range from 2.8 m to 3 m. On the 1st floor there is a living room, bedroom with original stucco ceiling, bathroom and dressing room, dining room, kitchen with pantry, entrance hall and vestibule with dressing room, laundry room and separate toilet; on the 2nd floor there is a living room, bedroom with original stucco ceiling, bathroom and dressing room. On the 1st floor there is an apartment/office with its own entrance, facilities and archive (44 m<sup>2</sup>), fitness room (37,17 m<sup>2</sup>), cellars 43,61 m<sup>2</sup>, workshop and garage with toilet. In front of the villa there is a granite-paved courtyard and a separate new double garage, additional parking space is then in the courtyard or in front of the electrically operated entrance gate.

The complete renovation of the house and garden took place since 2011 and lasted several years. The roof, all the wiring and the heating system were replaced. The ceilings were renovated and newly insulated. The partially grassed terrace connecting the villa to the garden has been restored. All the original interior wooden elements were artistically restored - the massive entrance door, oak staircase, oak interior doors with original fittings, trim and parquet floors. There are new wooden Euro windows with double glazing, safety film and replicas of period handles. The enlargement of some of the window openings, while keeping true to the original proportionality of the windows, has benefited the beautiful illumination of the villa.

Heating is provided by a gas boiler with an external sensor and a hot water tank (150 l). There are new cast iron radiators throughout the house, supplemented by underfloor heating in the bathrooms and kitchen. A central vacuum cleaner is installed. The house has a well with a Darling pump for domestic water distributed around the garden and connected to the house for possible use. There is a sewage treatment plant and the house is secure with the possibility of connection to a PCO.

The garden has been newly laid out in the style of park garden architecture with many native and domesticated species of trees and plants. In the fertile part there are fruit trees (cherry, cherry, walnut, plum and peach) and a greenhouse with drip irrigation. Sandstone and granite stones are used and a gravel path runs through the garden. There is then a sunbath in a corner.

The villa stands on the outskirts of the village and looks unobtrusive from the street, the garden affords it great privacy. Transport accessibility is smooth - to Hradec Kralove 10 min. by car and public transport, to Prague about 60 min. to Černý Most, to Pec pod Sněžkou an hour drive, Deštné 45 min. by car. The nearby surroundings offer many opportunities for sports and relaxation. Near the villa there is a sandy beach with a marina and paths for walks. Along the Elbe River there are cycling paths to the more distant picturesque surroundings. In Předměřice there is a kindergarten and primary school, shops for small shopping and a sports hall with a tennis court. Rich civic amenities are of course in Hradec Králové.

We are preparing PENB. We will be happy to provide more information in our office.