



Three-bedroom House

240 m², Land 594 m² Čelákovice, Petra Jilemnického

554 000 €



Layout Three-bedroom	Area 240 m²	Land 331 m²	Terrace 15 m²	Parking 2x garage
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A family villa for sale with a garden and garage in a residential area, 4 minutes walking distance from the train station in Čelákovice. From here it takes 33 minutes by train to Prague - Masaryk railway station.

The villa is designated for reconstruction and offers opportunities for various architectural solutions and uses. Thanks to its location near the train station and all civic amenities and greenery, it can become a comfortable multi-generational residence or combine living with business. It is also suitable as an investment property.

The villa has two above-ground and one underground floor, together offering a usable area of 240 m². The house also includes a garage and additional parking space in a small courtyard or at the entrance with paving stones.

The house consists of two 2+1 apartments with a total floor area of 150 m². The upper apartment has a terrace of 15 m². The attic space, where there are 3 bedrooms, offers the possibility of expansion by another 46 m² or more. There is also a garage of 15 m² and a workshop of 24 m² adjoining it. The house is partly underground and there are two rooms with a small window with a total surface

Price	554 000 €
Built-up area	100 m ²
Floor area	240 m ²
Land	331 m ²
Terrace	15 m ²
Cellar	18.8 m ²
Parking	2x garage
Building energy rating	G

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of 19 m². The total area of the plot is 594 m². The plot consists of a built-up area of 100 m², a paved entrance and a small courtyard followed by a garden with fruit trees and grassland of 339 m².

The villa was remodeled to its current form in 1962, and in 1998 the roof was completely replaced, and all windows in 2012. Both apartments underwent bathroom, entrance door, and upper kitchen renovations in 2022. A common gas boiler provides heating, and the house is connected to the municipal water supply and sewerage system.

Do not hesitate to contact us for more information and to arrange a viewing of the house.

VÁŠ MAKLÉR



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