

**22,770,000 CZK****Two-storey house for sale: Srubec near České Budějovice**
K Hájovně, Srubec

registration number	25134
type of contract	sale
area	334 sqm
floor	ground floor
PENB energy label	C

property type	house
property subtype	detached house
land area	736 sqm
terrace	yes

We offer for sale a two-storey house with a layout of 7+2 with a usable area of 334 sqm (land plot 736 sqm) in a quiet location on the outskirts of the village of Srubec with excellent civic amenities within walking distance: school, kindergarten, supermarket and municipal office within 2 km, bus stop 3 minutes walk from the house. The main floor (212 sqm) offers an entrance hall, two bedrooms, a living room open with kitchen and dining room, fireplace and access to a covered terrace with a garden, greenhouse and small vineyar, one bathroom with bathtub, toilet and bidet. The kitchen is equipped with all built-in appliances. There is also a spacious dressing room and a technical room with its own entrance, where a gas boiler is installed, which provides water heating and heating of the entire house (combination of underfloor heating and radiators). The house is equipped with its own 10 kWp PV system with battery storage (consumption approx. 6 MWh/year). On the 1st floor (122 sqm) there is a living room with kitchen and balcony overlooking the Šumava forests, 3 bedrooms, a large bathroom with a bathtub, toilet and shower and another separate toilet. From the hallway there is an entrance to the attic suitable for storage. The upper floor can be easily separated and used for rent. Ideal for a large family or a combination of living and investment. For more information, please contact our office - mobile +420 603 426 284.