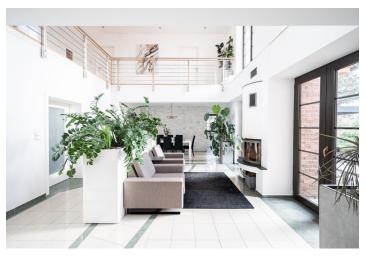


### €1452853 | CZK35900000

310 m², Prague 10, Dubeč, V Kališti









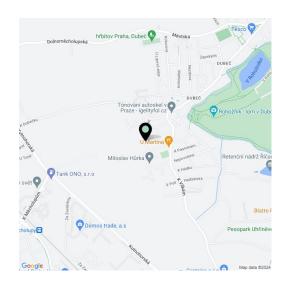


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310 m², Prague 10, Dubeč, V Kališti

Usable area	310 m²
Plot	1007 m²
Foot print	208 m²
Garden	615 m²
Floor area	280 m²
Parking	Double garage
Parking Garage	Double garage 30 m²
Garage	



This energy-efficient family house, built and furnished using high-quality natural materials, with a bright airy interior, is surrounded by a thoughtfully designed garden in a peaceful location in Prague 10 - Dubči, in an area abundant with greenery and ponds, yet just a few minutes' drive from the center of Prague by public transportation.

The ground floor consists of a living room **open all the way up to the roof**, adjoining hallways, a kitchen, a dining area, as well as guest rooms, bathrooms (with a shower and WC), a **dressing room**, a utility room, and a vestibule with direct access to the garage. The hallway connects via French doors to the **terrace**, dining area, and living room with the **garden**; the ceiling height in the living room at its highest point is **7 meters.** In the attic, there is 1 bedroom with an en-suite bathroom, a second bedroom with a **dressing room** and access to the central bathroom, a third bedroom, and a gallery.

The brick house with a brick facade was built in 2008 and modernized in 2015. The living room has an eye-catching spiral marble staircase; the kitchen is fully equipped including a wine fridge. The ground floor features tiled floors, while the upper rooms have wooden floors. Underfloor heating connected to an air-water heat pump throughout; the secondary heat source is a wood-burning fireplace with heat distribution to the bedrooms. For optimal temperature control throughout the year, the bedrooms are airconditioned. An automatic irrigation system connected to a rainwater retention tank maintains the garden with fruit trees, utility areas with plots, decorative areas, and solitary trees. On the plot stands a double garage (additional outdoor parking spaces), a fully equipped summer kitchen, an outdoor fireplace with seating, a garden shed for storing tools, and a wellness area with a bathing tub. The price includes all of the facilities.

Located on a dead-end street lined with **traditional villas**, **the neighbohood ensures absolute peace and minimal traffic**. Everything you need, including nursery and primary schools, multifunctional playgrounds, shops, and services are nearby. Pleasant living is enhanced by the **surrounding nature** with ponds and forest parks, and a new **bike path** is being built close the house. The center of Prague is easily accessible by car or public transport, with a railway station nearby offering fast connections to the city center and Main Railway Station, while buses stop just a short distance from the house.

Usable area: 290 m², built-up area: 208 m², garden: 615 m², plot: 1,007 m².

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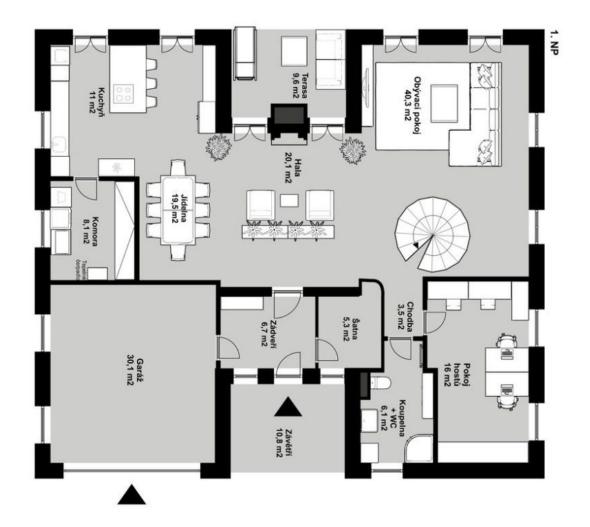
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