



## House Five-bedroom (6+1)

Sold

382 m<sup>2</sup>, Praha 4, Šeberov, Pouchova





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Total area	382 m <sup>2</sup>
Plot	1 049 m <sup>2</sup>
Foot print	231 m <sup>2</sup>
Garden	818 m <sup>2</sup>
Floor area	295 m <sup>2</sup>
Terrace	87 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	-
PENB	B
Reference number	100327

**This modern spacious family house with terraces offers comfortable and peaceful living in a residential area situated on a sunny corner plot in a nice part of popular Šeberov in Prague 4 with a cozy atmosphere.**

The two-story villa consists of a **fifty-meter sunlit space** with a living room, dining room, kitchen, and access to a southwest-facing garden terrace, as well as 2 bedrooms, bathrooms, a pantry, an entrance and staircase hall, and a utility room with access to the garden. Upstairs is a quiet zone with 3 bedrooms, a **dressing room**, and a bathroom. All bedrooms upstairs are connected to a **large terrace**.

**The energy-efficient building**, made of Porotherm bricks, was completed in 2021. The windows and doors have **insulated triple-glazed windows**, a gas boiler provides floor heating and hot water, ceiling heating/cooling controlled by a mobile phone app is connected to a heat pump. The house is guarded by a **remotely controlled security and camera system**, and there is also a preparation for a complete smart home system. Parking is provided in a **double garage** with direct access to the house. The flat garden has enough space for a swimming pool, Jacuzzi, garden house, or outdoor kitchen.

**The quiet green place** is located about a 10-minute walk from the center of Šeberov, where there is a cafe, pizzeria, medical center, or **sports complex**. A private kindergarten, an international Montessori nursery school, and a state elementary school are within walking distance, and there are several playgrounds in the vicinity. A system of ponds that is part of the Hrnčířská louka natural monument contribute to the pleasant atmosphere, and the **Šeberák** swimming pond can be reached in just a short time along a bike path. By car, you can easily connect to the D1 highway and the Prague Ring Road, and the Opatov metro station is 3 minutes away by bus.

Usable area 382 m<sup>2</sup>, of which terraces 87 m<sup>2</sup>, built-up area 231 m<sup>2</sup>, garden 818 m<sup>2</sup>, plot 1,049 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

