



House Four-bedroom (5+kk)

345 m², Praha-východ, Dobřejovice, Horní

€ 1 150 625 | CZK 28 990 000



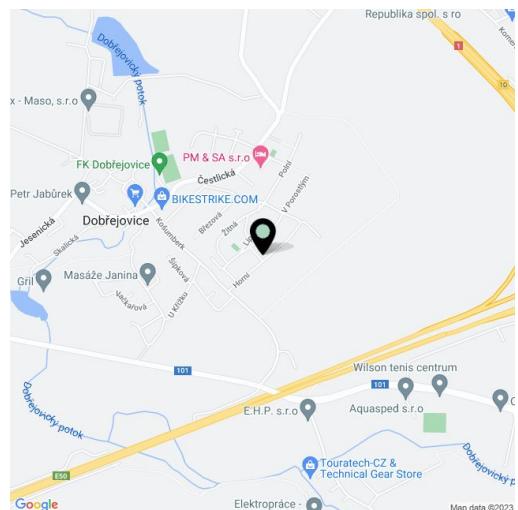


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Usable area	345 m ²
Plot	1 000 m ²
Foot print	201 m ²
Garden	799 m ²
Floor area	290 m ²
Parking	Garage for 2 cars with storage space
Garage	55 m ²
Cellar	-
PENB	C
Reference number	102961



This energy-efficient family house with a garage, a garden house, and a southwest-facing garden providing excellent privacy is located in the outskirts of the village of Dobřejovice, near Průhonický Park.

On the entry level is a spacious living room with a kitchen and dining room, a study/guest room, a bathroom, a separate toilet, a pantry, a technical room with laundry, a staircase hall, and a foyer. The living room and study have access to a sunny terrace. In the attic is a master bedroom with a roof terrace, another 2 bedrooms, a small study, a bathroom with a toilet, bidet, and a shower corner. Additional storage space is provided by the attic.

The timeless house with a ventilated facade was built using high-quality materials. Thanks to them, the used technologies, and energy-saving solutions, the current monthly utilities are about CZK 3,200. The advanced technology includes air recovery, Rehau underfloor heating, an exceptionally economical Swedish IVT heat pump with the option of cooling, electrically controlled exterior blinds shading windows with triple glazing and solar gains, a Jablotron security system connected to a central station, a camera system with sound even by recording, or a preparation for a central vacuum cleaner. A fireplace can be installed in the living room. Trouble-free parking is provided by the garage and another 2-3 parking spaces on the paved surface of the property. A brick garden house with its own shower and toilet can be used, for example, for a wellness room with a sauna. The garden is maintained by an automatic irrigation system and a Husqvarna robotic lawnmower.

The developing village of Dobřejovice allows for pleasant living in close proximity to Prague, the nearby Prague Ring Road and the D1 highway speed up traveling by car, and public transport is provided by a suburban bus to the Opatov metro station. There is a state kindergarten and a private kindergarten in the village. The elementary school and state kindergarten are also in neighboring Průhonice, other educational institutions, including the Sunny Canadian School or Navis private schools, are within a short driving distance. The entrance to the famous Průhonický Park is only a 5-minute drive away, and the Říčanský Forest and the adjacent Voděradské Bučiny National Nature Reserve are also nearby.

Usable area 345 m² (including garage 55 m² and garden house 30 m²), built-up area 201 m², garden 799 m², plot 1,000 m².