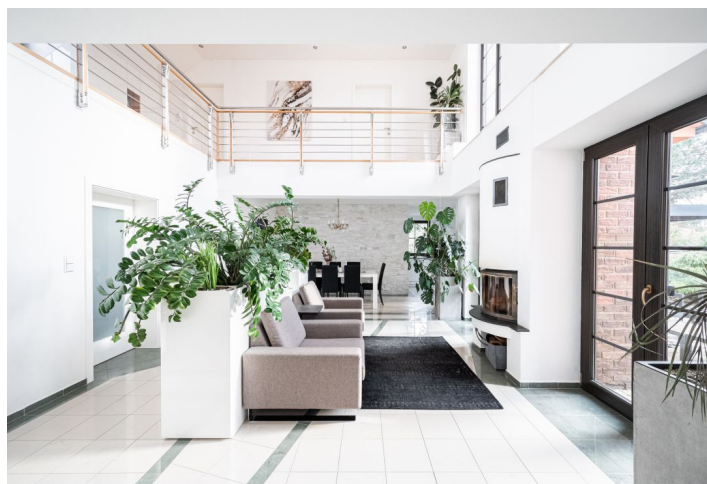




## House Four-bedroom (5+kk)

€ 1 421 501 | CZK 35 900 000

310 m<sup>2</sup>, Prague 10, Dubeč, V Kališti





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Usable area	310 m <sup>2</sup>
Plot	1 007 m <sup>2</sup>
Foot print	208 m <sup>2</sup>
Garden	615 m <sup>2</sup>
Floor area	280 m <sup>2</sup>
Parking	Double garage
Garage	30 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	103828

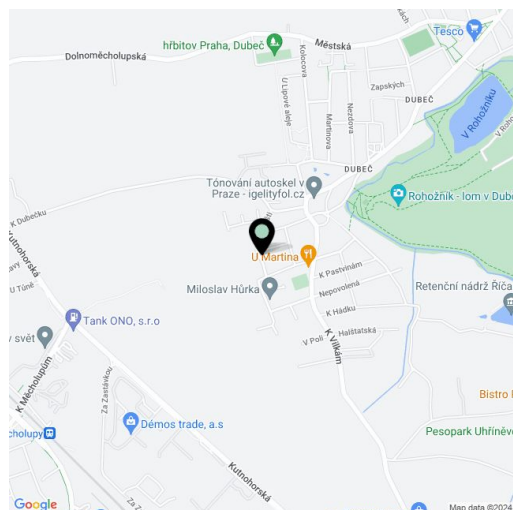
**This energy-efficient family house, built and furnished using high-quality natural materials, with a bright airy interior, is surrounded by a thoughtfully designed garden in a peaceful location in Prague 10 - Dubči, in an area abundant with greenery and ponds, yet just a few minutes' drive from the 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 **air-conditioned**. 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 neighborhood 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 m<sup>2</sup>, built-up area: 208 m<sup>2</sup>, garden: 615 m<sup>2</sup>, plot: 1,007 m<sup>2</sup>.





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