



House Three-bedroom (4+kk)

€ 791 922 | CZK 20 000 000

254 m², Praha-východ, Líbeznice





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Usable area	254 m ²
Plot	975 m ²
Foot print	184 m ²
Garden	792 m ²
Floor area	187 m ²
Terrace	19 m ²
Parking	2 spaces in the garage
Garage	49 m ²
Cellar	-
PENB	A
Reference number	103929

This comfortable family villa in a rough construction phase, built according to the designs of a successful architect, will offer its owners pleasant views of the garden and open countryside. It is located on the outskirts of Prague, on a quiet side street in the village of Líbeznice by the Líbeznický Stream, close to the center of the village with everything you need and not far from a popular swimming and recreation area with sandy beaches in Mlékojedý.

The main feature of the ground floor is the over **60-meter living room** with a preparation for a kitchen. There is also an open entrance hall, a toilet, a utility room, a walk-in wardrobe, and a foyer with direct **access to the double garage**. The thresholdless HS portal connects the living space with the **partially covered garden terrace**. The second upper floor is divided into a bedroom area for parents and children, all rooms with their own **walk-in wardrobes** and bathrooms. All 3 bedrooms offer **unobstructed views of the open countryside and the terrace** by the master bedroom is complemented by an impassable (potentially green) roof.

The brick house will be handed over in a rough construction condition, with large-format aluminum windows with a structurally concealed frame made of **Schüco** profiles. If the client wishes, it's possible to negotiate the total completion of the property.

This set of two villas with a gated **private driveway** is located in Líbeznice, a rapidly developing village on the outskirts of Prague with award-winning architecture, greenery, and opportunities for leisure activities. Only 200 m from the house is a kindergarden and an elementary school with Erasmus+ accreditation, and the excellent civic amenities also include a secondary school, a bakery, shops, restaurants, a health clinic and dental office, a library, or a post office. Thanks to the nearby **D8 highway**, the area is conveniently located even when commuting to Prague for work, and the ride by suburban public bus to the **Ládví metro station** takes only 15 minutes.

Usable area 254.49 m² (of which floor area 187.18 m², garage 48.55 m², terrace 18.76 m²), built-up area 183.5 m², garden 791.5 m², plot 975 m².



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