



## House Five-bedroom (6+kk)

€ 1 774 798 | CZK 45 000 000

345 m<sup>2</sup>, Praha-západ, Zdiměřice, Skřivanová





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Plot	2 596 m <sup>2</sup>
Foot print	325 m <sup>2</sup>
Garden	2 271 m <sup>2</sup>
Parking	Carport parking
Garage	Yes
Cellar	-
PENB	C
Reference number	105155

**This spacious, timeless villa with air-conditioning, an outdoor pool, and a large garden with a spacious gazebo is part of a new residential area located in a quiet part of Zdiměřice. With its secluded location at the end of the street and right next to the western side of Průhonice Park, a UNESCO World Heritage Site, it is destined for absolute peace and privacy. You can quickly get to Prague, the D1 highway, the Prague Ring Road, and a complete range of services.**

The ground floor consists of an open, **south-facing sunny living room** with a relaxation area, kitchen, and dining room, a master bedroom with an en-suite bathroom (bathtub and a walk-in shower) with access to a his and her's dressing room, a spacious study with a second bathroom, a separate toilet, a utility room, and a laundry room. Upstairs, there are 3 bedrooms with a shared bathroom, a third room with an en-suite bathroom, a study with an en-suite bathroom, and a cloakroom with storage space that can be extended into the attic.

The house was renovated in 2020 and it has recently been expensively revitalized. Facilities include **air-conditioning** in all rooms, a **marble-clad bio-alcohol fireplace**, a smart home system, **new wooden floors**, large-format tiles, wooden **Sapeli** interior doors, automatic **exterior blinds** (on the ground floor), plastic split double-glazed windows, underfloor heating (on the ground floor), heating controlled via Wi-Fi (heat source is a Nibe boiler), a **recuperative ventilation system**, a new kitchen with **Miele** appliances (including a steam oven) and a Grohe filter faucet, **new bathrooms** in an attractive black and white decor, **Miele washer and dryer**, a Jablotron **security system**, and **security cameras**, new electrical wiring. In the garden with ornamental trees and an irrigation system, there is a **garden house** and also a **gazebo** with an outdoor **fireplace** and seating area. The covered **Magiline** outdoor swimming pool with lighting has an automatic saltwater and temperature maintenance system. Parking is available in the **carport (two to four cars)**.

The strategically located village has a new elementary school, a shop, and several playgrounds, and the prestigious Sunny Canadian International School is a 3-minute drive away. You can also find a **golf course**, tennis courts, a beach volleyball court, and a **riding school** nearby. Other civic amenities are available in the center of Jesenice, in neighboring Průhonice, or in nearby Kunratice. If you're driving to Prague you can choose between the D1 highway or the Prague Ring Road.

Usable area 345 m<sup>2</sup>, garden 2,271 m<sup>2</sup>, land 2,596 m<sup>2</sup>.

