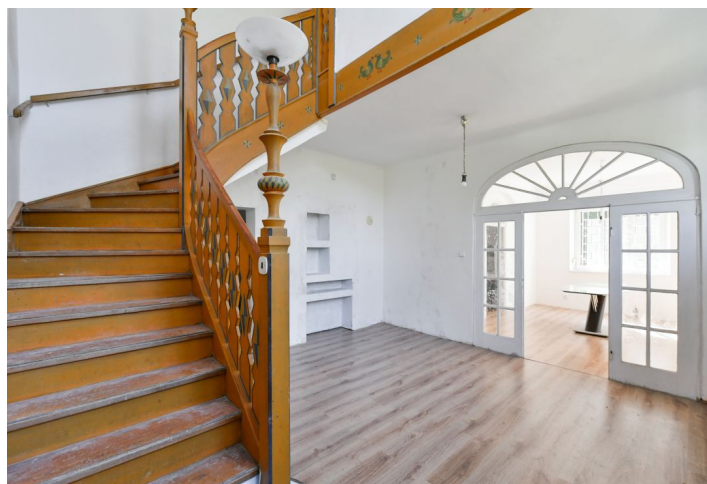




## House Eight-bedroom (9+kk)

€ 709 767 | CZK 17 950 000

260 m<sup>2</sup>, Praha-východ, Jevany, Pražská





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Plot	3 072 m <sup>2</sup>
Foot print	132 m <sup>2</sup>
Garden	2 670 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	105889

**This historic four-story villa suitable for reconstruction is surrounded by a large garden with its own adjoining forest in a quiet location near Vyžlovský Pond, in the village of Jevany with a 1930s atmosphere and beautiful natural surroundings, yet only a few kilometers from the outskirts of Prague.**

On the ground floor is a living room, a kitchen, a dining room, a foyer, a storage room, and a large staircase hall. There is a separate toilet on the mezzanine level. The second floor has 3 large bedrooms with the possibility of building en-suite bathrooms, and one of the bedrooms is expanded by a **bright bay window** facing the **garden**. The third, fully **air-conditioned** floor includes a spacious bedroom with a **view of the forest**, a new bathroom, and two smaller rooms. The basement with **direct access to the garden** is suitable for creating, for example, a social space with a wine cellar.

The house has a **new insulated roof**, all **windows** have double thermal glass, and **air-conditioning** on the 2nd floor is also used for heating. Heating on the ground floor is provided by electric mats, and on the 1st floor by electric heaters. The garden is divided. In the back section by the forest it is possible to build a **terrace** with a pleasant sitting area accessible **directly from the kitchen/dining room**. A **building permit** allows for the **expansion of the living area to up to 1,500 m<sup>2</sup>**.

Jevany, known for its unique **bohemian atmosphere**, lies hidden between **deep forests and swimming ponds**, far from the city's hustle and bustle. At the same time, complete services are within a good driving distance, for example the **Park Gate international school** or the **city of Říčany** with a wide range of services are a few minutes' drive from the house. There are also fast suburban trains from Říčany to the city center (**Main Railway Station**), and you can get directly from Jevany to the **Háje metro station** by bus. When traveling by car, an advantage is the easy connection to the Prague Ring Road or the D1 highway.

Floor area 259.5 m<sup>2</sup>, built-up area and courtyard 402 m<sup>2</sup>, garden 1,820 m<sup>2</sup>, forest land 850 m<sup>2</sup>, total land 3,072 m<sup>2</sup>.

