



## House Four-bedroom (5+kk)

Sold

348 m<sup>2</sup>, Praha-západ, Průhonice





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Total area	348 m <sup>2</sup>
Plot	991 m <sup>2</sup>
Foot print	149 m <sup>2</sup>
Garden	842 m <sup>2</sup>
Floor area	306 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16383

This family house with a well-kept garden, a sunny south-facing terrace, and a double garage is located in a luxury residential area of Průhonice, a village with a wide range of services, situated near the southern edge of Prague. The area is dominated by a large castle park, which is a UNESCO World Heritage Site.

On the ground floor, there is a living room with a kitchen, dining room, and **south-facing terrace**, a guest bedroom, an entrance hall, a guest toilet, a dressing room, a bathroom, a closet, and a pantry. On the first floor, there are 3 bedrooms (one suitable as a study), 2 bathrooms, and a staircase hall. The basement houses the operational and technical facilities; there are warehouses, a boiler room, storage space for garden furniture, and a **double garage**.

The building from 1997 is connected to the municipal water supply and sewerage system. The house has been continuously renovated and maintained. Facilities include plastic double-glazed windows, **wooden floors**, and a fully equipped kitchen with **AEG** built-in appliances. Heating is by a gas boiler and a **wood-burning fireplace**. There is also a fireplace on the outdoor terrace.

The house is located in a quiet residential area with mature gardens near the center of Průhonice and near the entrance to the **world-famous Průhonice Park** with many domestic and exotic plants. Within walking distance from the house there is a grocery store, a post office, a pharmacy, a bank, several excellent restaurants, a kindergarten and an elementary school, sports facilities, and a wellness center with a swimming pool. Two minutes away by car is the large shopping and entertainment zone of Čestlice with 2 hypermarkets, 2 supermarkets, and full civic amenities, the **Čestlice aquapark**, and the **Dendrological garden**. The villa district is situated in an area with easy connections to the D1 highway yet protected from the noise by the Michovka artificial earth mound. Prague is easily accessible not only by car (12 minutes to the city center), but also by suburban bus. The ride to the Opatov metro station takes 15 minutes. Several private school buses go to the village.

Useable area of approximately 348 m<sup>2</sup> (including a terrace of 29.2 m<sup>2</sup> and 8.55 m<sup>2</sup> and a garage of 36.32 m<sup>2</sup>), built-up area 149 m<sup>2</sup>, garden 842 m<sup>2</sup>, land 991 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.