



## House Four-bedroom (5+1)

Sold

194 m<sup>2</sup>, Praha-východ, Hrusice, U Potoka





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Total area	194 m <sup>2</sup>
Plot	1 260 m <sup>2</sup>
Foot print	101 m <sup>2</sup>
Garden	1 043 m <sup>2</sup>
Floor area	160 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	26360

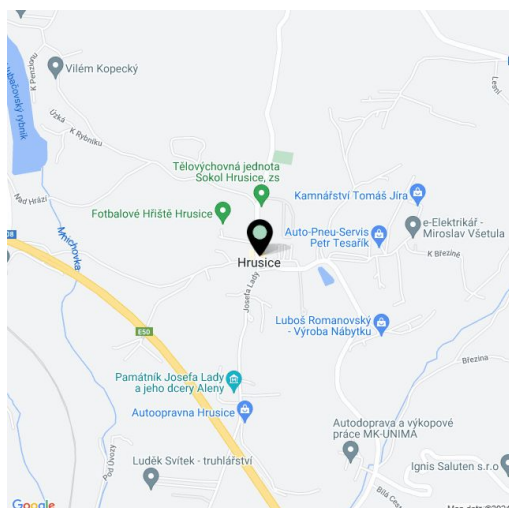
This architecturally attractive, south-east facing villa ingeniously works with all the elements: water is represented in the lovely outdoor pool and a charming little creek on the land, a large garden is the earth, air flows through the large windows and doors, and fire is tamed in the home's fireplace.

The ground floor consists of an open space that is interconnected with the outdoor area. The **covered terrace** is connected to the dining room with a kitchenette. Access to the garden and the **spacious swimming pool** is also in the adjoining living room. Furthermore, the ground floor consists of a **study room (or fitness room)**, a technical room, built-in wardrobes and a separate toilet. On the upper, private floor there are **two children's bedrooms** with an en-suite bathroom, as well as the **main bedroom** with en-suite bathroom. Under the roof of the house is storage space, suitable for a playroom. The house has a **double garage** with a heated entry and plenty of storage space.

The kitchen is equipped with **top-quality Miele appliances** including a coffee machine, **hot air steam oven** and induction plate, microwave oven, wine cabinet, and a practical **warming drawer for dining service**. **Aluminum windows with safety double glazing** feature blinds. **Floating Parador laminate floors** with heating. In the summer months, you will appreciate the well water **garden irrigation system**, and in the winter months, **heated access to the garage**. The house is heated by a **Junkers** gas boiler, the pool is heated by a **heat pump and solar panels**, which are also used to heat the water in the house. City sewerage and water.

Hrusice is a picturesque village, made famous by Josef Lada, the famous Czech painter from the region. Nevertheless, the modern villa from 2010, thanks to its sensitive architecture, fits in perfectly. In Hrusice there is a kindergarten, while in the neighboring Senohrabeč, Říčany and Mnichovice there is a primary school. There are many forests full of cycling and hiking trails. **20 km by the D1 highway to the edge of Prague**. From the nearby towns of **Mirošovice** and **Mnichovice**, Prague is easily and comfortably accessible by **train**.

Interior 160 m<sup>2</sup>, land 1260 m<sup>2</sup>.





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