



## House Four-bedroom (5+kk)

Sold

513 m<sup>2</sup>, Praha-východ, Velké Popovice





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Plot	3 796 m <sup>2</sup>
Foot print	194 m <sup>2</sup>
Garden	3 504 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	26591

This south-facing sunny villa with two terraces and a large garden in absolute privacy, with unobstructed views of the surrounding forests, meadows and adjacent pond, is located in the protected landscape area of Velkopopovicko Nature Park, 25 minutes from Prague.

The ground floor features a **75-meter living room** with a kitchen. There is also a **relaxation room with a connection for a sauna**, toilet, walk-in closet and a technical room. On the 1st floor there are **three bedrooms with two large interconnected terraces**, a bathroom and a separate toilet.

**Aluminum large-size** double-glazed windows and **aluminum blinds** and high-quality brick walls guarantee a cool temperature in summer and thermal insulation in winter. Heating by a **Buderus** gas boiler and a well on the plot. The exterior and the interior of the house have an architectural study from the **Kunc Architects Studio** including the finished **project documentation**. The project has already been issued a **building permit**, a tender for building companies has been completed and author's and technical supervision is ready. The study may or may not be part of the sale.

The house is located at the edge of the village, which is part of **Velké Popovice**, on a small dead-end street, with only a pond at the end. The house and the garden offer a rare view of a **completely intact landscape**, but the house **does not stand alone**, the neighboring plot with a family house is about 25 meters away. A **cycling path and a nature trail** are a few meters from the house, surrounded by beautiful forests. The **Velké Popovice bus stop** is a minute on foot. In Velké Popovice you can find a post office, shops, petrol station, pubs (including **Velkopopovická Kozlovna**), **kindergarten and basic school**. The transport connection with Prague is on the **D1 motorway**, which is 5 km from the house.

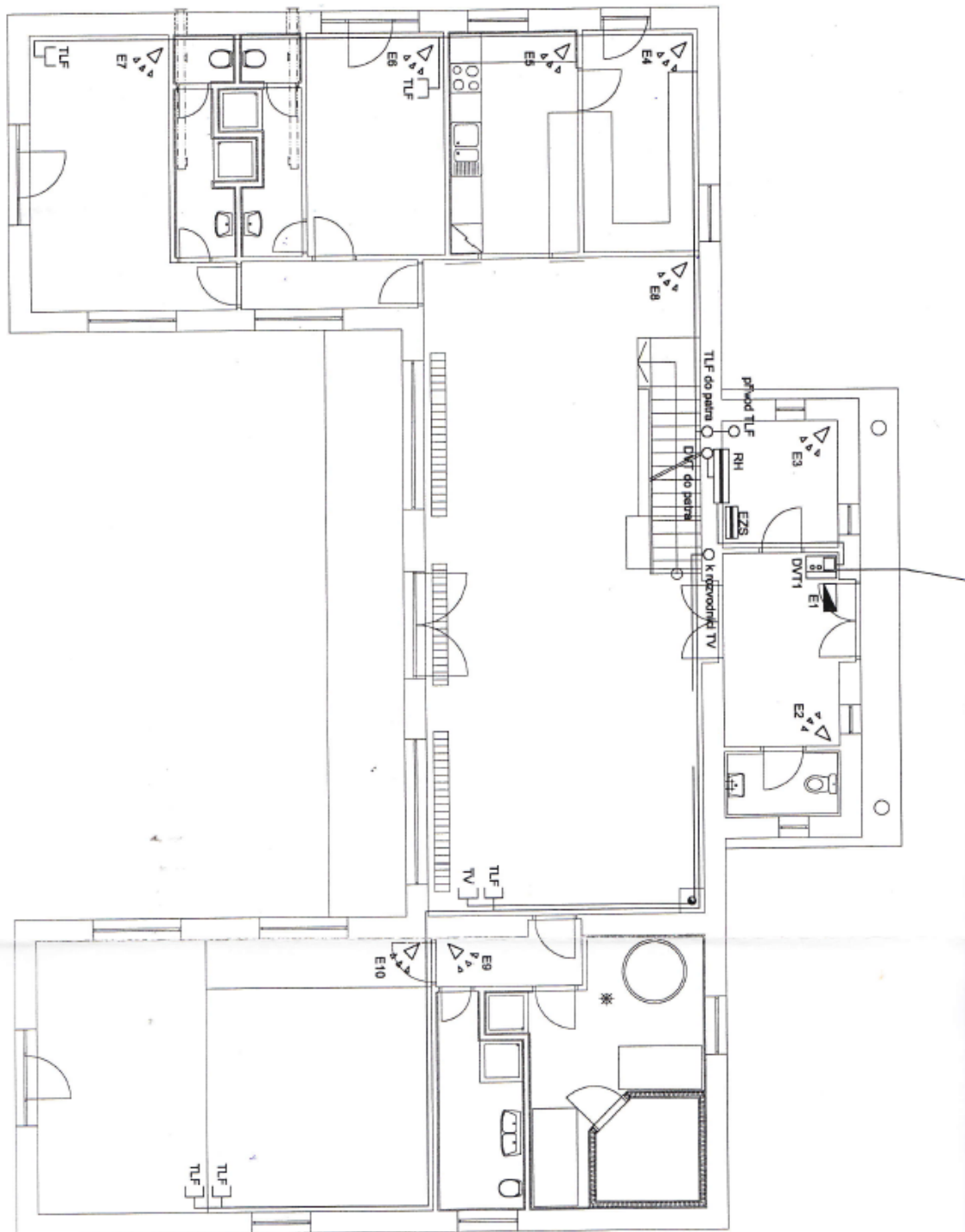
Interior 513 m<sup>2</sup>, land 3 796 m<sup>2</sup>, build-up area 194 m<sup>2</sup>.



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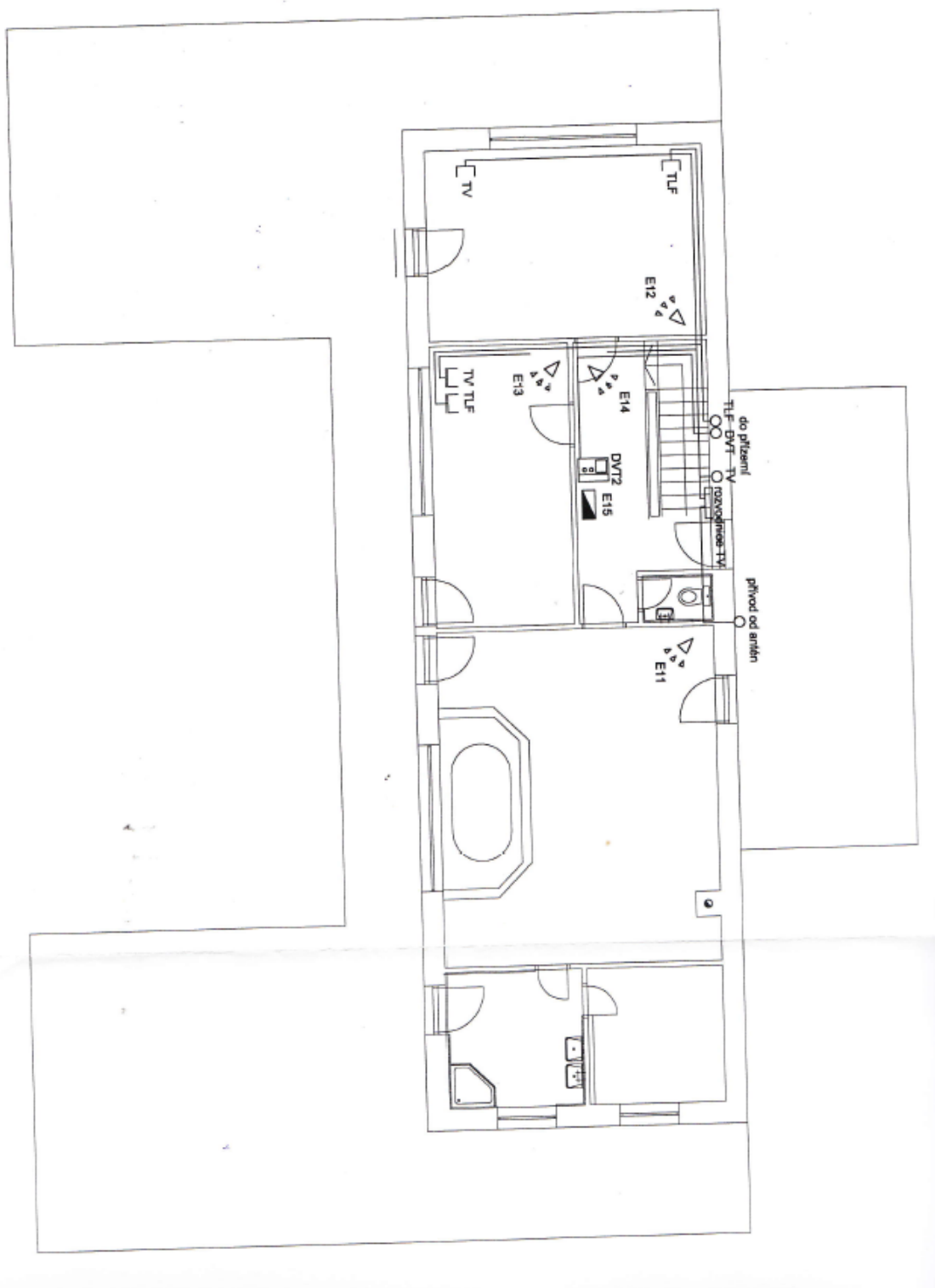




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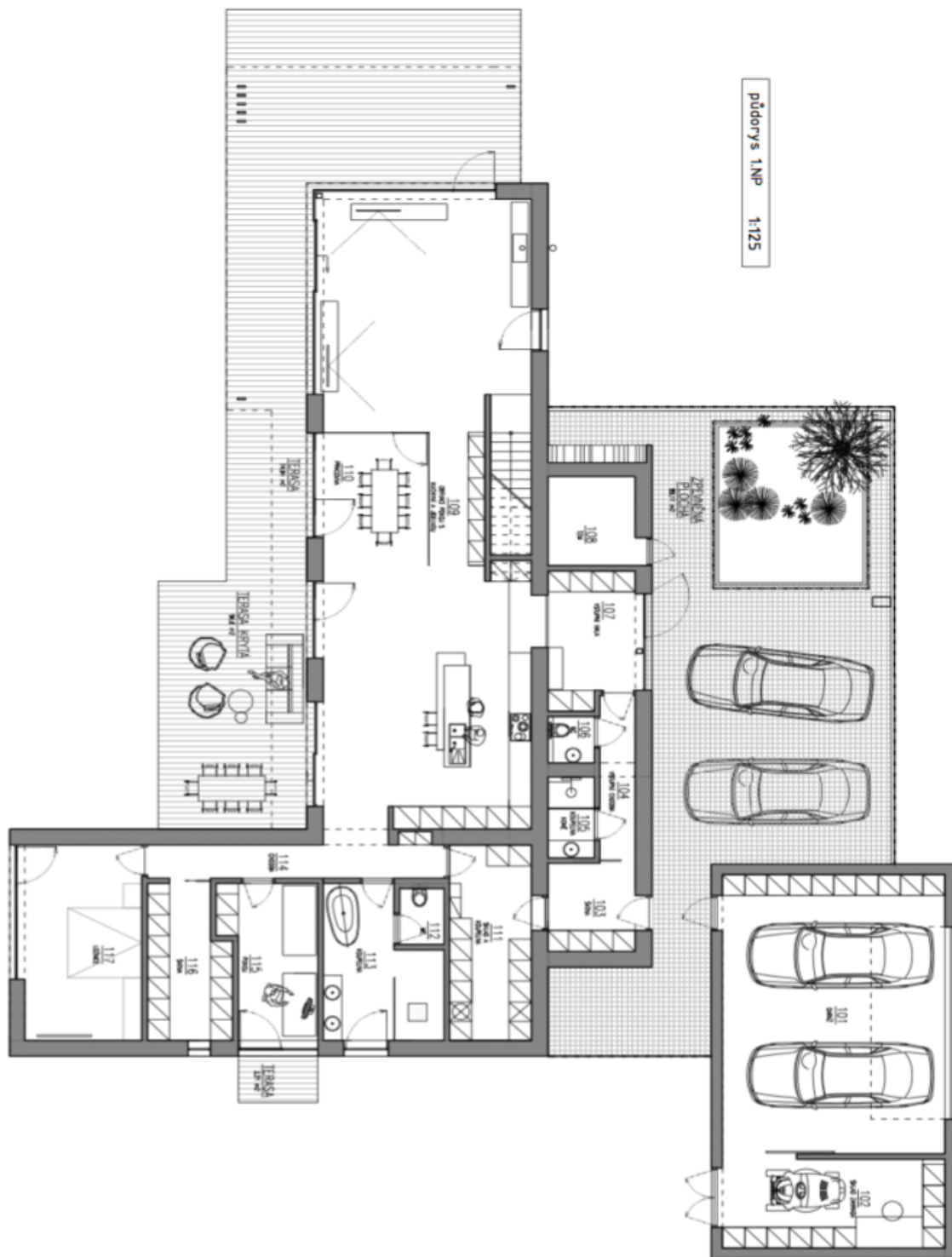




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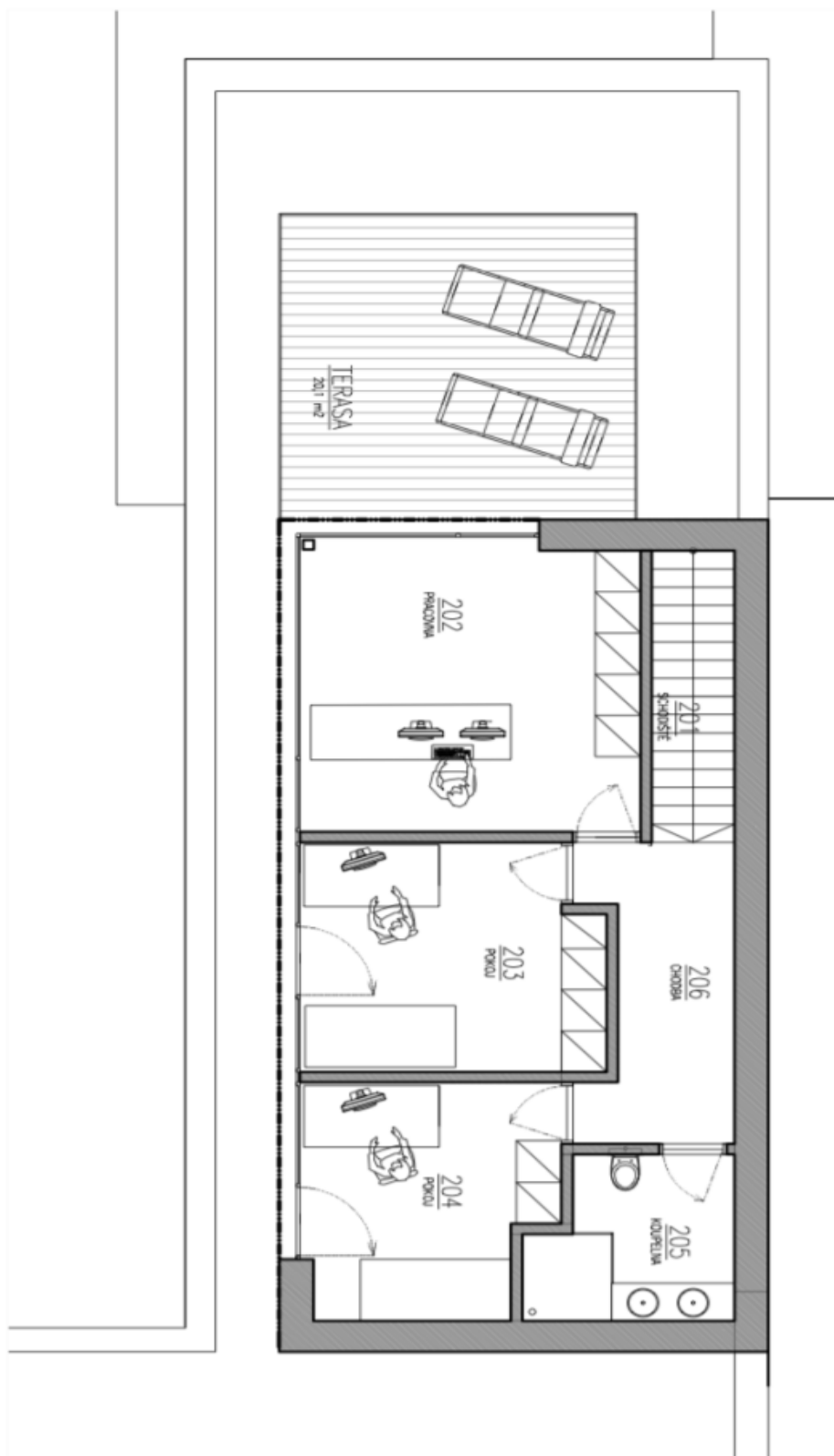




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