



## House Four-bedroom (5+1)

202 m<sup>2</sup>, Praha-východ, Kamenice, Na Pokraji

Ask for price





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Plot	1 277 m <sup>2</sup>
Foot print	161 m <sup>2</sup>
Garden	1 051 m <sup>2</sup>
Parking	Parking in the garage and 3 outdoor covered areas.
Garage	Yes
Cellar	-
PENB	G
Reference number	27247

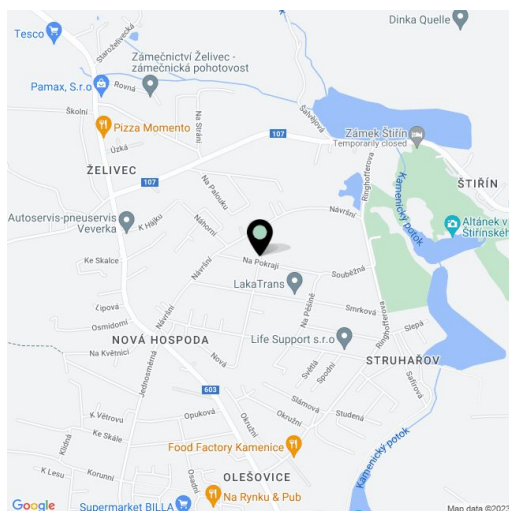
This airy and bright family villa with a landscaped garden and a swimming pool is situated in a residential part of a village close to Prague. Close to the Štířín golf course and surrounded by deep forests, the area provides tranquillity, all services, plenty of sports opportunities and a fast connection by car and suburban buses to Prague.

The ground floor offers a living room with **southwest orientation and a wood fireplace**, a guest bedroom, a kitchen with a dining area with a bay window, a pantry, a bathroom and a spacious hall with staircase. The entire ground floor is connected to the **veranda** that leads the **terrace**. Upstairs there are 2 bedrooms, one of them can be divided into two children's rooms - this bedroom also has access to a balcony and a small walk-in wardrobe. There is also a gallery, a large bathroom with a corner bathtub and a wardrobe that belongs to the master bedroom.

Rooms are illuminated by large windows. Floating laminate and large-format tiles on the floors, porch and terraces have a stone surface. Heating by a Junkers gas boiler (floor heating combined with radiators). **The solid wood kitchen** is equipped with built-in appliances. The well-kept garden includes a swimming pool, a well, a smokehouse and a workroom. Parking in the **garage and 3 outdoor covered spaces**. The house has a basement.

The tranquil residential location perfectly combines the proximity of nature and the easy each of all services. A kindergarten and primary school are 1.5 km away. In the area there is a post office, supermarket, pharmacy, doctor's office, candy store and restaurant. Sports enthusiasts will find venues for golfing, biking, running, ice skating and hockey. A new PGA golf course is being built nearby, the ice hockey stadium Popovice is a 7-minute drive away. **It is 15 minutes by car to the border of Prague**, the suburban bus runs to the Budějovická metro station (Line C).

Interior 202 m<sup>2</sup>, built-up area 161 m<sup>2</sup>, garden 1051 m<sup>2</sup>, plot 1212 m<sup>2</sup>.





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