## House Two-bedroom (3+kk)

Sold

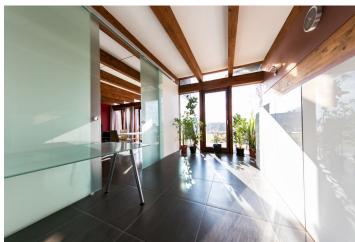
120 m², Praha-východ, Zdiby, Vilapark











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Sold

120 m², Praha-východ, Zdiby, Vilapark

Total area	120 m²
Plot	919 m²
Foot print	139 m²
Garden	781 m²
Floor area	100 m²
Terrace	20 m²
Parking	One car garage
Garage	Yes
Cellar	-
PENB	G
Reference number	28449



This one-story villa by architect Ján Strcula, with a large garden and the possibility of an extension, is located in a modern residential district on the edge of a natural park. Silence, clean air and views of the surrounding area, just a few minutes from Prague, with all services in the immediate vicinity.

The main space consists of a spacious living room with a kitchen area with large sliding windows leading to the **garden terrace**. There are also 2 bedrooms, a bathroom and a separate toilet accessible from the vestibule. All rooms have entrance to the **southwest oriented garden**. The **garage** is also accessible from the terrace. The layout of the house **is very easy to extend** to the northeastern part of the garden.

The interior has a clean, sleek design, e.g., it does not have radiators - instead there is underfloor heating underneath large-format tiles. With large wooden windows and glazing that reaches all the way to the ceiling beams, a lot of light gets into the house. There is also an abundance of light due to doors and a wall of milk glass. The fully equipped, modern kitchen unit in a high white gloss is fitted with Miele appliances. A heat pump provides minimal heating costs, and water heating is provided by an electric boiler. The landscaped garden, from which you can see far-reaching views, there are conifers and beautiful Japanese maple trees planted.

The area, which is surrounded by the greenery of the Dolní Povltaví Nature Park (perfect for sports & leisure), is 8-minute drive from Prague. Cyclists will surely appreciate, for example, the nearby cycling tracks along the Vltava River. For long nature walks, one can visit the Klecany Orchards and Klecanský háj or the Drahanské Valley. In the village, there is a post office, elementary school and kindergarten, as well as a Czech-English Montessori kindergarten, grocery stores, several restaurants and a pastry shop.

Usable area 120 m², built-up area 138 m², garden 781 m², plot 919 m².