



## House Five-bedroom (6+kk)

Sold

253 m<sup>2</sup>, Praha-východ, Sulice





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Plot	1 232 m <sup>2</sup>
Foot print	182 m <sup>2</sup>
Garden	1 050 m <sup>2</sup>
Parking	Doublegarage, 2 outdoor parking spaces
Garage	Yes
Cellar	-
PENB	A
Reference number	29259

**Energy saving wooden house from 2011, surrounded by a large landscaped garden with beautiful views of the countryside, set in a residential area of a village near the southeastern border of Prague (15 minutes by car). The bright and airy family house provides plenty of space both indoors and outdoors.**

The ground floor offers a southwest living space with a kitchen, a dining room, a **wood fireplace** and access to a **garden terrace**. There is also a study, guest bedroom, bathroom (shower, toilet, urinal, sink), 2 utility rooms. The upper floor consists of a high ceiling and beamed galleries, an **east-facing bedroom with an en-suite bathroom and walk-in wardrobe**, 2 western bedrooms, a shared bathroom (bathtub, toilet, sink) and utility room.

Features include **wooden euro-windows with triple glazing** and interior blinds, doors with concealed hinges, a fully equipped kitchen with BOSCH appliances, built-in wardrobes, **preparation for central vacuum cleaner**. Floating laminate floors are heated (automatic control). There is a WoodPlastic surface on the terrace which shades the **electrically operated awning**. In the utility room, there is a heat **recovery unit**, a Protherm electric boiler and connection for washing machine and dryer. **Structured cabling** and satellite cabling throughout the house. The automatic irrigated garden is **prepared for a pool and has a garden house**. The house is guarded by a **camera system** and a **Jablotron alarm**. Parking in **double garage**, in front of the house there are 2 parking spaces for visitors.

The village has a kindergarten and elementary school, a restaurant, a playground, a library and a sports center with wellness facilities. A suburban bus runs to the **Budějovická metro station**, and the journey takes half an hour. The area has surrounding deep forests in the Střed Čech Park that extends to the Sázava River, providing many opportunities for hiking and cycling.

Interior 253 m<sup>2</sup>, built-up area 182 m<sup>2</sup>, garden 1 050 m<sup>2</sup>, land 1 232 m<sup>2</sup>.