



House Five-bedroom (6+1)

Sold

240 m², Praha-východ, Louňovice, Do Údolí





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Plot	1 028 m ²
Foot print	231 m ²
Garden	797 m ²
Parking	Parking in a separate garage
Garage	Yes
Cellar	-
PENB	D
Reference number	30189

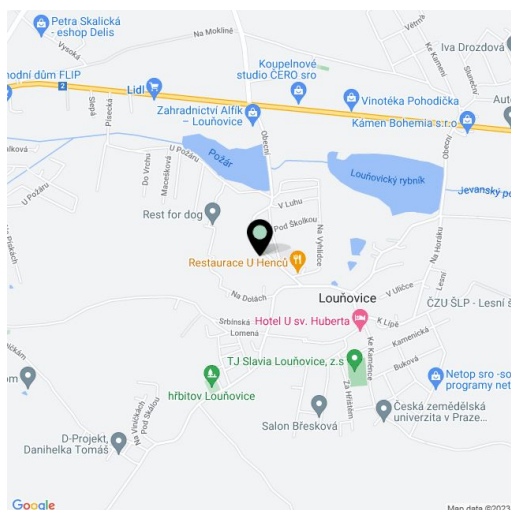
This family house surrounded by a south-facing garden with a swimming pool and grown trees is located just a short walk from the center of the village, which is situated in a beautiful national nature reserve near the eastern side of Prague.

The ground floor consists of a **60-meter sunny living room with a fireplace**, a dining room, access to the garden terrace, a separate kitchen, a guest bedroom, a closet, a bathroom with a window (shower, toilet, sink), a guest toilet, a laundry room, an entrance hall, and a staircase. Upstairs, there are 3 bedrooms, a closet, an airy bathroom (corner bath, shower, toilet, sink), and storage space.

Other features include plastic windows with **external blinds**, floor tiles, and wall-to-wall carpets. The house is heated by gas boiler, and water is heated by a flow heater with a reservoir. In the garden, there is a **heated swimming pool with a sliding deck**, an **automatic cleaner**, and water from the property's own **water well**, which is also used to water the garden and is pumped directly to the house. Parking is available in a separate garage with access from the street and in 1 outdoor parking space. The house is protected by an **alarm** with a connection to the PCO.

The house is only a few steps away from a kindergarten, a children's playground, several grocery stores, or a library at the municipal office. In the village, there is a nature trail, hiking trails, and a bike path. The surrounding countryside, with its ponds and deep beech forests, is a lovely place for walks and outings in any season. There is also a golf course nearby. **Complete urban amenities are 10 minutes away in Říčany.** Transport connection to Prague is provided by buses (half an hour to the Jižní Město metro station).

Interior 240.67 m², built-up area 231 m², garden 797 m², plot 1,028 m².

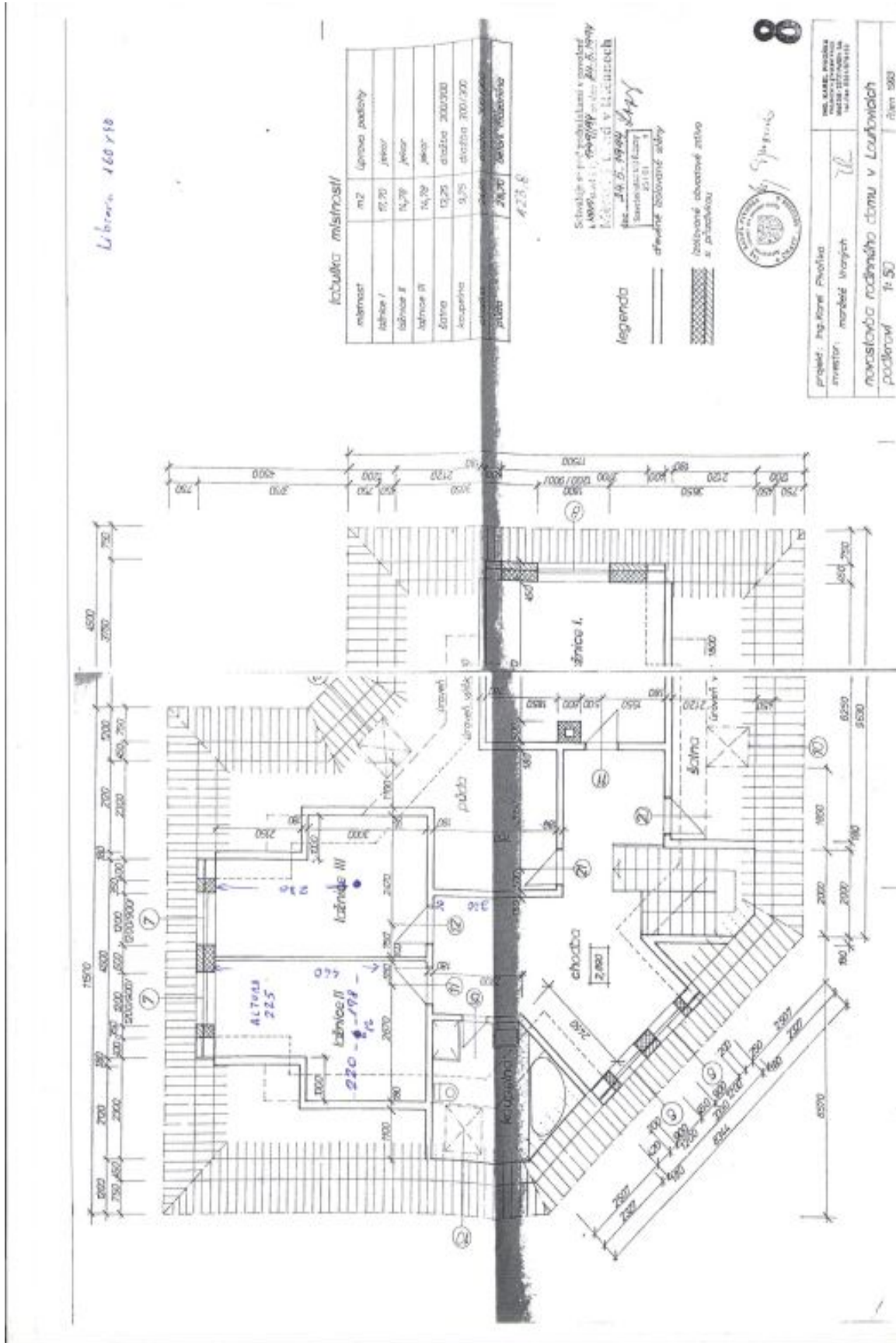




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