



House Four-bedroom (5+kk)

Sold

245 m², Praha-východ, Říčany, Kubelíkova





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Usable area	245 m ²
Plot	972 m ²
Foot print	152 m ²
Garden	820 m ²
Floor area	193 m ²
Balcony	16 m ²
Terrace	36 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	30578

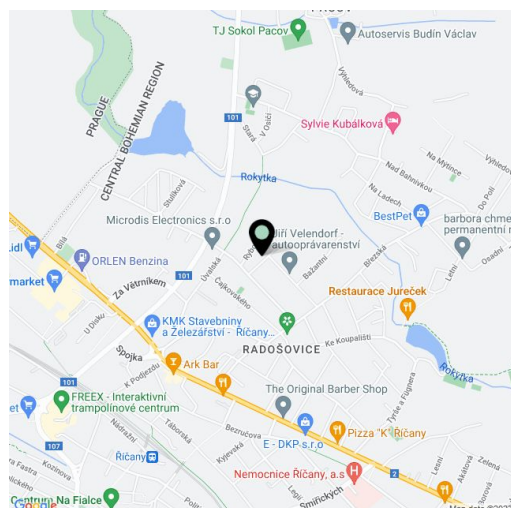
This spacious, energy-efficient family house with a thoughtful layout and designed in a timeless architectural style, surrounded by a large garden, is situated in a quiet residential area of Říčany - a pleasant location close to nature within easy reach of Prague.

The ground floor consists of a living area with a kitchen, a dining room and access to **the large south-east facing garden terrace**, a bathroom (with WC), a guest bedroom (with a preparation for the kitchen), a hall, and a foyer. Upstairs, there is a master bedroom with a walk-in closet and **an ensuite bathroom** (bathtub, toilet, bidet, 2 sinks), the other 2 bedrooms, a gallery, a shared bathroom (bathtub, toilet, sink), a laundry room, and a utility room. All windows on the ground floor have **security foil**. All bedrooms on the first floor adjoin a **balcony with a beautiful view of the greenery**.

The house was built in 2009. It features wooden floors, tiles, or marmoleum, and **underfloor heating**. There are also triple-glazed wood-aluminum large-format windows, roller blinds, doors with concealed hinges, a preparation for a fireplace, built-in wardrobes in the hall, a handleless kitchen with Baumatic, Bosch, and Miele appliances (combined gas-electric stove), light tubes in the gallery, a motorized awning over the terrace, or custom-made curtains by the Orsei studio. Heating is by a gas boiler. The house is guarded by a Jablotron **security equipment**. A rain-water reservoir is used for garden irrigation. **Parking is available on a paved area with a preparation for a garage.**

There are **full public amenities** in the city. In close proximity, there are several supermarkets, pharmacies, a kindergarten, and an elementary school. Connections to Prague are provided by trains from the nearby railway station (28 minutes to the Main Train Station), or suburban buses, which go to the Háje metro station (22 minutes). The location is surrounded by nature, the **Jureček swimming pool, with deep forests behind it**, is a five-minute walk. The offer includes a changing cabin at the Jureček swimming pool for rent, which can also be used as a storeroom for a bicycle and other sports equipment.

Interior 192.79 m², outdoor terrace 36 m², balcony 15,66 m², built-up area 152 m², garden 820 m², plot 972 m².

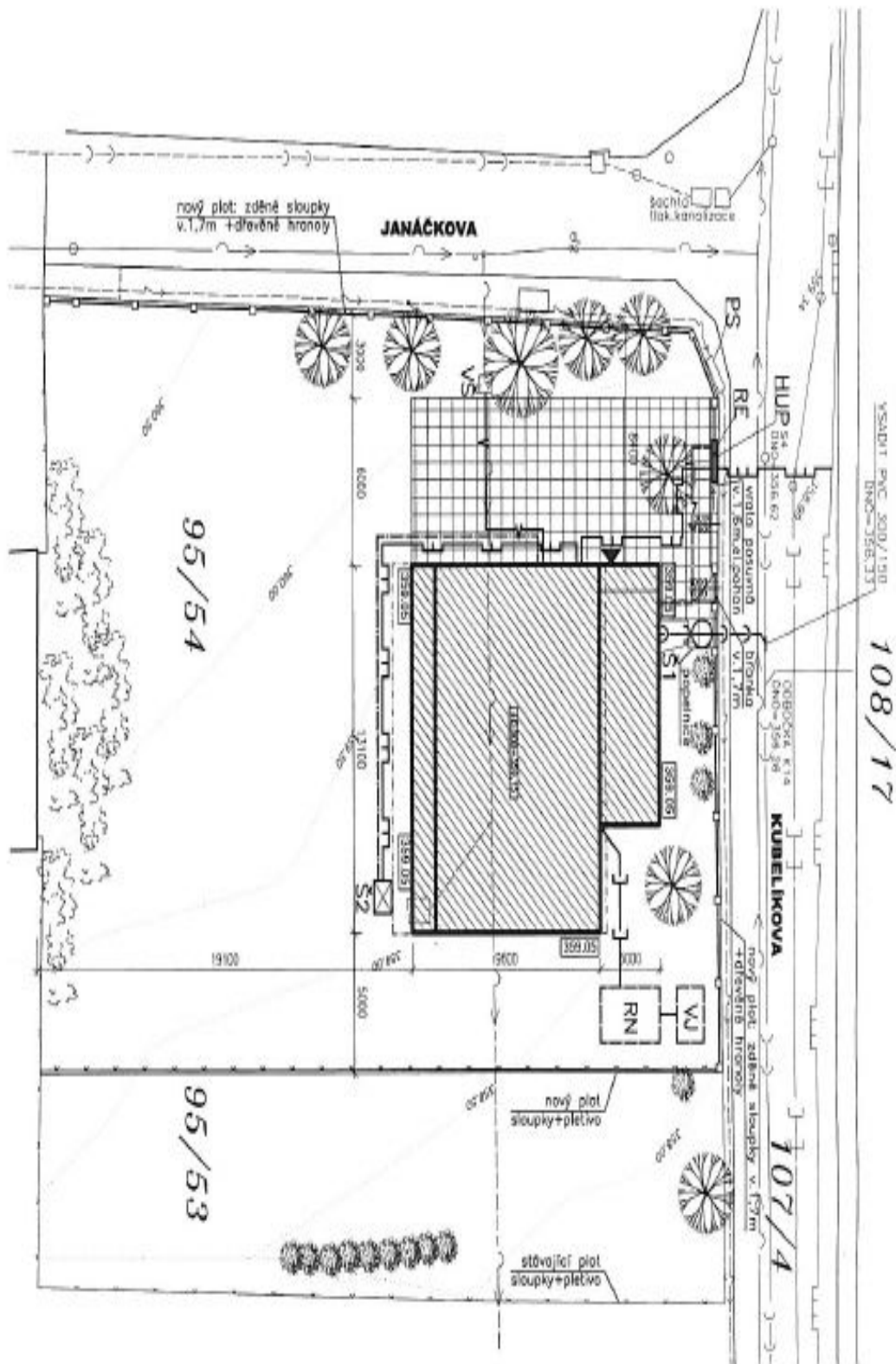




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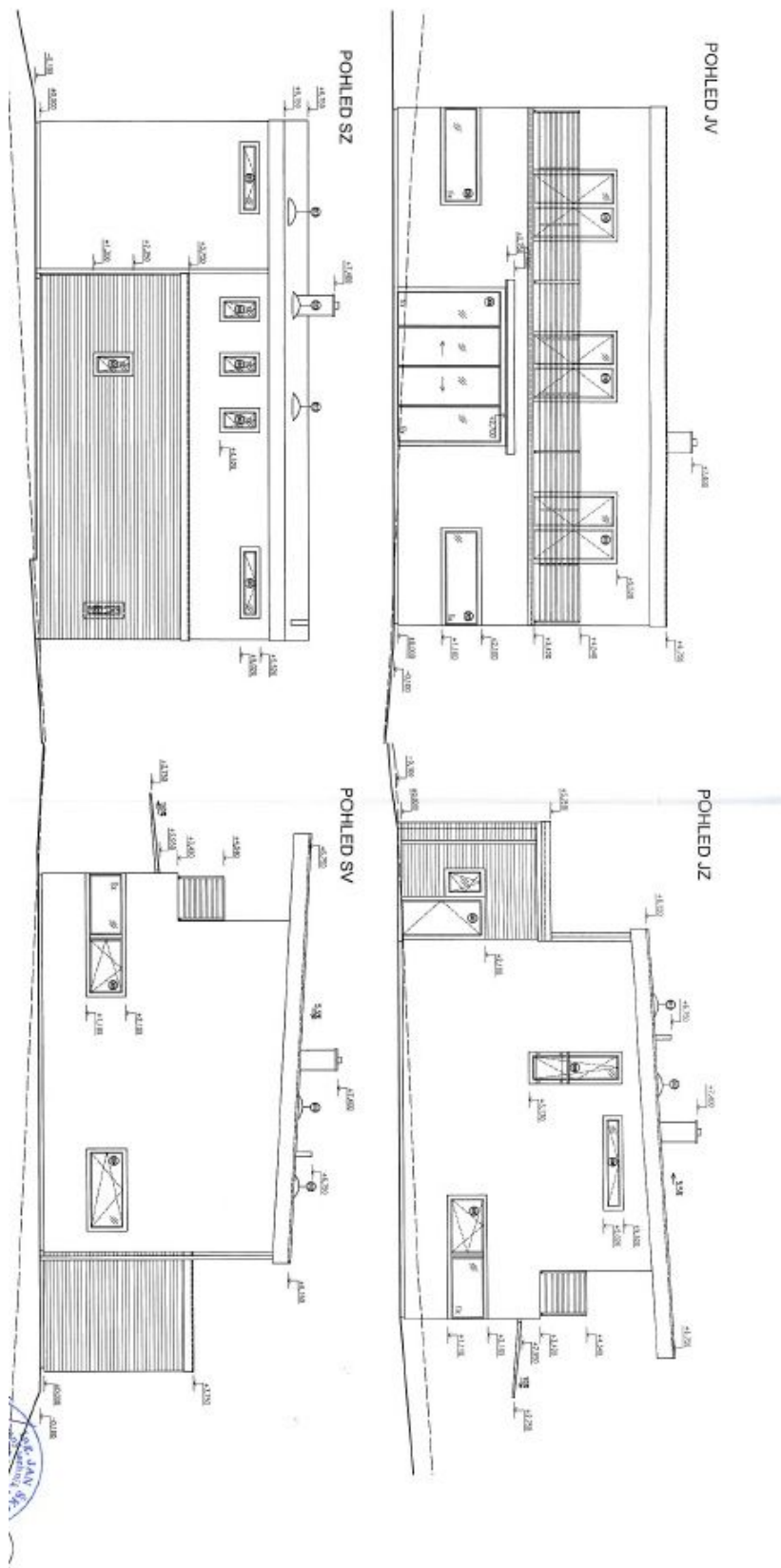




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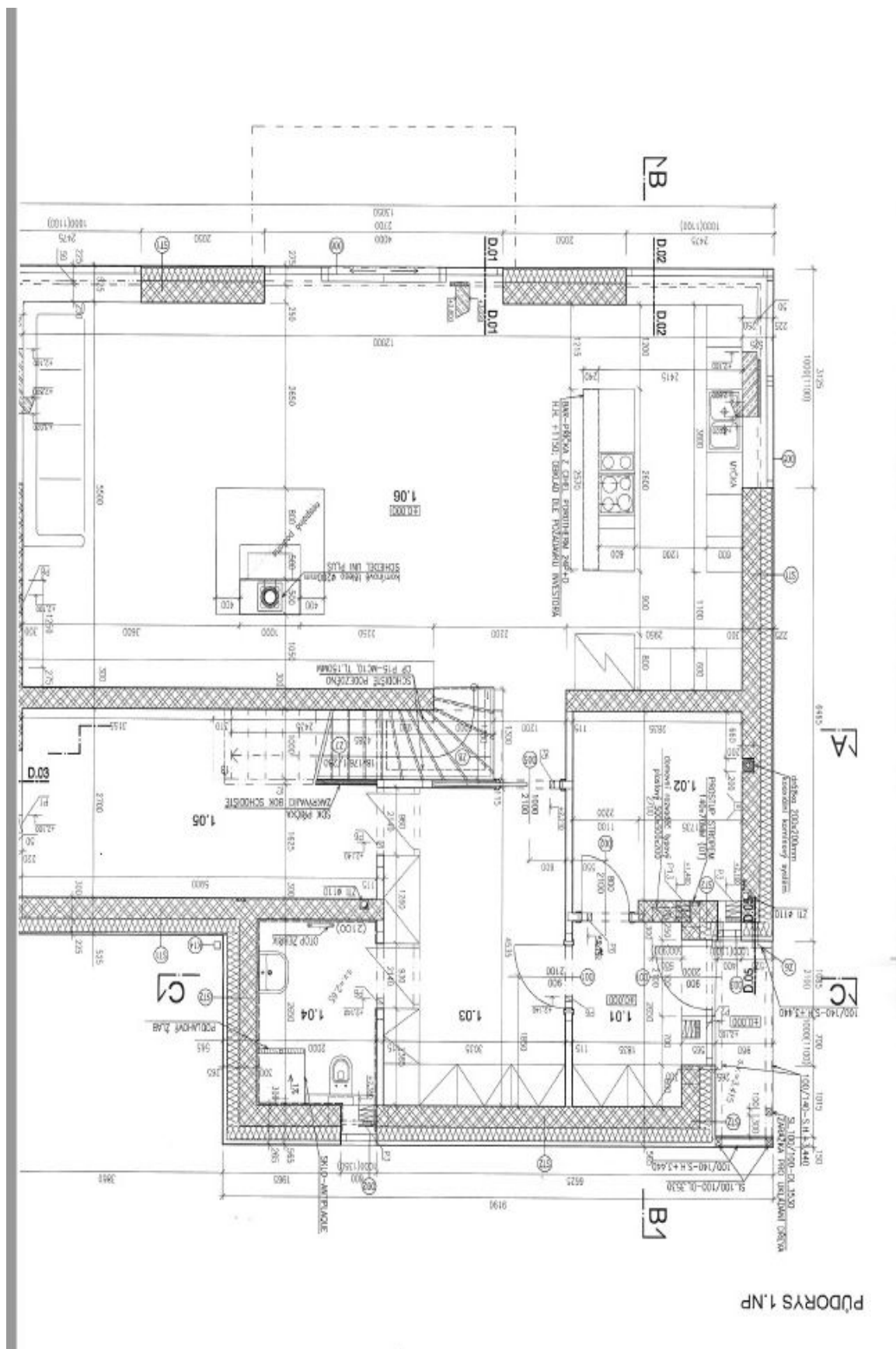




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