



House Five-bedroom (6+kk)

Sold

333 m², Praha-východ, Dobřejovice, Okružní





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| | |
|------------------|----------------------|
| Total area | 333 m ² |
| Plot | 1 096 m ² |
| Foot print | 174 m ² |
| Garden | 922 m ² |
| Floor area | 265 m ² |
| Balcony | 15 m ² |
| Terrace | 53 m ² |
| Parking | Double garage |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 30832 |

This timeless family house with 3 terraces and a large garden will provide you with an opportunity to live close to nature yet with full urban amenities nearby. It is located close to Prague, which is easily accessible by car and suburban bus.

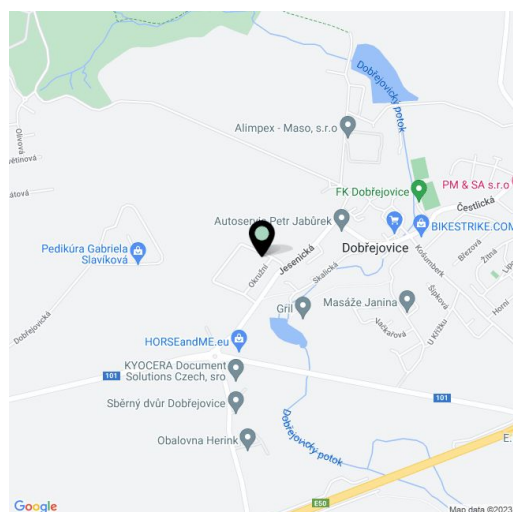
The ground floor will consist of a living area with a kitchen connected to a terrace and a garden by large French windows. There will also be a study / guest bedroom with access to the terrace, a bathroom, a dressing room, a laundry room, a pantry, and an entrance hall. Upstairs, there will be a master bedroom with a bathroom, another 3 bedrooms (2 with private terraces), 2 dressing rooms, a shared bathroom, and a gallery.

The house will boast saddle roofs with large skylights and shingles or slate tiles. Facilities will include **three-layer wooden flooring**, large-format tiles, and pinewood terraces, large-format aluminium windows, Villeroy & Boch and Grohe sanitary ware, Sapeli doors with concealed hinges, or a central vacuum cleaner. **The double garage** will have a direct entrance to the house.

The architecture of the house is inspired by the village's original residential development. There is a kindergarten and elementary school, a football field and children's playground, a grocery store, and a library in the village. The prestigious **Sunny Canadian International School** is a 4-minute drive away. There is a bus stop a few meters from the houses, and the ride to the Opatov metro station (line C) takes 30 minutes. Thanks to the proximity of the D1 motorway and the Prague Ring Road, the location is easily accessible by car. The dominant feature of the village is the castle, which originated from a former fortress. The surroundings offer many opportunities for sports and relaxation in the countryside. The extensive **Průhonice Park** and **Dendrological Gardens** are a short walk away. In neighboring Čestlice, there is a wide range of shopping opportunities and the Aquapalace sports and relaxation complex.

Interior 265.46 m², terraces 5.74 + 8.77 m², garden terrace 52.98 m², built-up area 174 m², garden 922 m², land 1,096 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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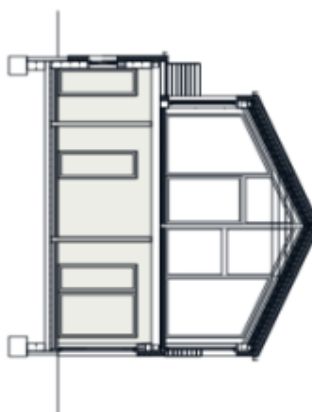
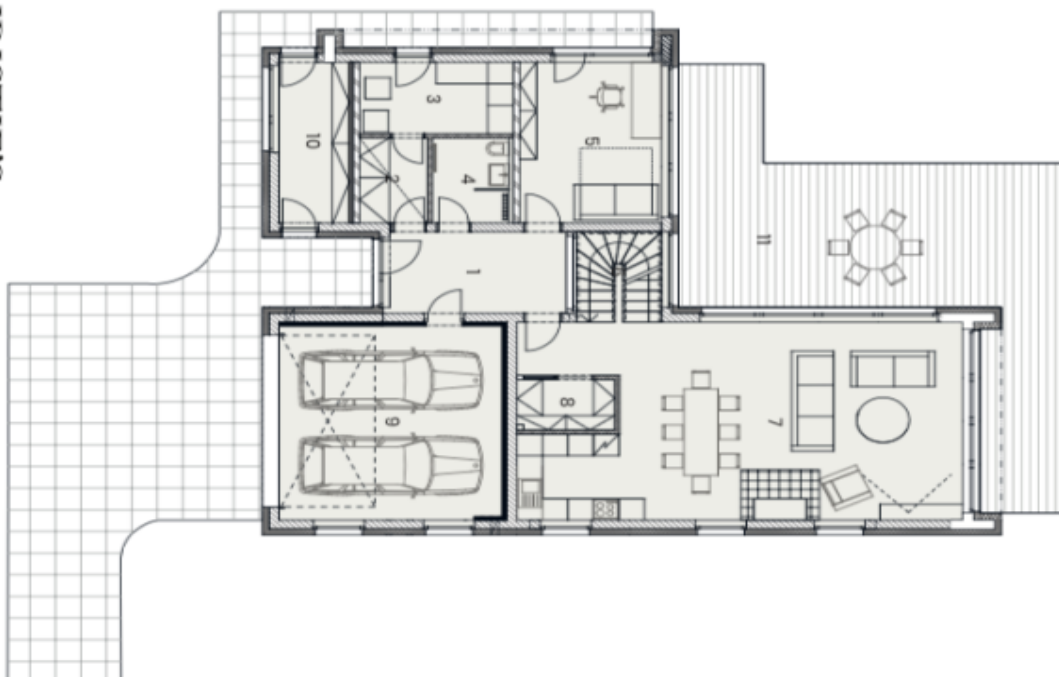
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[VILY DOBŘEJŠOVICE]

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Rodinný dům č. 3

1 + 2 NP | 193,89 m²

| č. | mištnost | m ² |
|----|------------------|----------------|
| 1 | vstupní hala | 9,40 |
| 2 | šatna | 3,77 |
| 3 | T. M. + prádelna | 7,33 |
| 4 | koupelna | 4,27 |
| 5 | pracovna | 15,61 |
| 6 | schodiště | 5,00 |
| 7 | obýtný prostor | 56,04 |
| 8 | spíž | 3,22 |
| 9 | garáž | 28,34 |
| 10 | sklad zahrada | 7,93 |
| 11 | terasa | 52,98 |

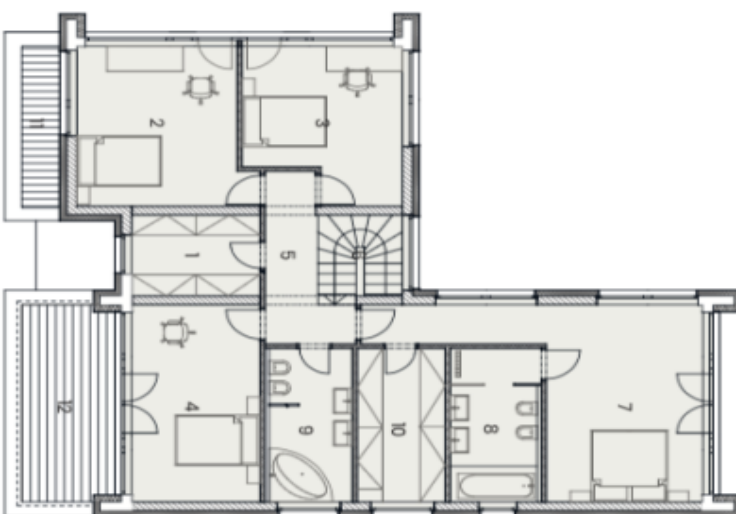
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[VILLY DOBŘEJŠOVICE]

**Rodinný dům č. 3****1 + 2 NP | 139,06 m²**

| č. | místnost | m ² |
|----|-----------|----------------|
| 1 | šatna | 6,86 |
| 2 | pokoj | 17,44 |
| 3 | pokoj | 14,89 |
| 4 | pokoj | 16,69 |
| 5 | chodba | 12,37 |
| 6 | schodiště | 4,86 |
| 7 | ložnice | 25,18 |
| 8 | koupelna | 8,91 |
| 9 | koupelna | 8,42 |
| 10 | šatna | 8,93 |
| 11 | terasa | 5,74 |
| 12 | terasa | 8,77 |

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Schéma půdorysu byla photozhotovena dispoziční řádou bytu. Kuchynská linka a robyšek nejsou součástí dodávky bytu, zatímco je zobrazeno pouze pro názornost. Specifická pro konstrukci, povrchové úpravy a rozvrh výtvarní je přednětím přílohy "Standard rekonstrukce".

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