



## House Five-bedroom (6+kk)

Sold

370 m<sup>2</sup>, Praha-východ, Dobřejovice, Okružní





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|                  |                      |
|------------------|----------------------|
| Total area       | 370 m <sup>2</sup>   |
| Plot             | 1 024 m <sup>2</sup> |
| Foot print       | 193 m <sup>2</sup>   |
| Garden           | 831 m <sup>2</sup>   |
| Floor area       | 287 m <sup>2</sup>   |
| Balcony          | 30 m <sup>2</sup>    |
| Terrace          | 53 m <sup>2</sup>    |
| Parking          | Double garage        |
| Garage           | Yes                  |
| Cellar           | -                    |
| PENB             | B                    |
| Reference number | 30834                |

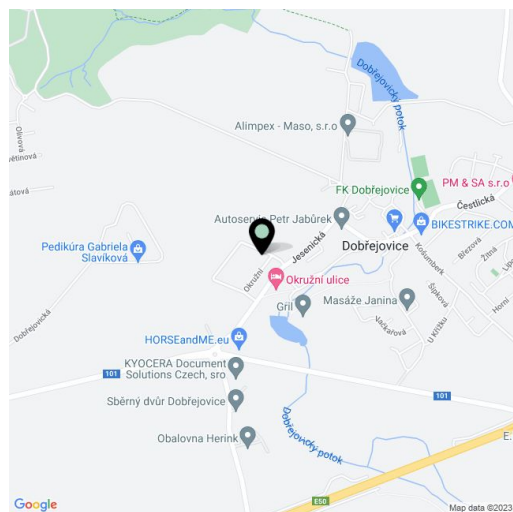
This timeless family house with **3 terraces** and a large garden provides you with an opportunity to live close to nature yet with full urban amenities nearby. Located close to Prague, the city is easily accessible by car and suburban bus.

The ground floor consists of a living room with a kitchen and dining area connected by large-format French windows with a **terrace and garden**. There is also a study/guest bedroom with a separate entrance and toilet, a bathroom, a dressing room, a laundry room, pantry, and an entry hall with direct access to the **garage**. Upstairs, there is a master bedroom with en-suite bathroom, 2 more bedrooms with access to a shared **terrace**, a central bathroom, a dressing room, and a lounge with a private **terrace**.

The house will impress you at first glance with its saddle roof, **large walls of glass**, or **slate tiles**. Facilities include **three-layer wood flooring**, large-format tiles, pinewood terraces, Schüco large-format aluminum windows, **Villeroy & Boch** and Grohe sanitary ware, **Sapeli** doors with concealed hinges, or a central **vacuum cleaner**. Parking is in the **double garage** and on a paved area on the property.

The residential project includes 5 family houses built next to 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 highway 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 256.56 m<sup>2</sup>, terraces 18 + 12 m<sup>2</sup>, garden terrace 52.99 m<sup>2</sup>, built-up area 193 m<sup>2</sup>, garden 831 m<sup>2</sup>, plot 1,024 m<sup>2</sup>.





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