



## House Four-bedroom (5+kk)

Sold

280 m<sup>2</sup>, Praha-východ, Řež





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Plot	752 m <sup>2</sup>
Foot print	140 m <sup>2</sup>
Garden	612 m <sup>2</sup>
Parking	Parking on the plot
Cellar	-
PENB	E
Reference number	31655

This family house originally from the 1980s and completely reconstructed in 2001 appears inconspicuous from the street, but is all the more surprising due to its interior, which was designed by one of the most respected contemporary architects. It will provide ideal housing for lovers of minimalism, yet it is not ordinary.

On the ground floor there is an entrance hall that leads to a spacious room with a bathroom serving as a **fitness or relaxation area**, and a separate bedroom with a bathroom. The subtle metal staircase goes to the 1st floor, where there is a spacious living room with a kitchen, a basement with a study, a dressing room, and a utility room. The main living space was created by getting rid of the ceiling partition, which made it brighter and airier. The space can serve as the central meeting place for the family, and it is enhanced by a built-in **fireplace**. On the 2nd floor, there are 2 bedrooms with bathrooms.

The space is equipped with **marble or oak flooring**. The house has a large number of custom-made built-in wardrobes and other storage space. The living room opens onto a garden-facing terrace (equipped with an awning) that provides the family with a private area. The garden is also landscaped in a minimalist style, but there is also **mature greenery and a pond**. As part of the reconstruction, the original windows were replaced by well-insulated **large-format wooden Euro-windows** that allow contact with the surrounding nature. Heating is provided by a gas boiler. The house is divided into several zones, providing all of the residents with **enough privacy**. Parking is on the plot.

Řež is set in the picturesque region around a bend of the Vltava River between Libčice nad Vltavou and Roztoky. In the village, you will find **grocery stores, cafes and restaurants, a post office, a guest house, or a playground**. The nearest railway station is located about 1 km from the house. There is also the possibility of sports activities. The dominant feature of the region is **Řivnáč Hill** – a great area for hikes.

Useable area 240 m<sup>2</sup>, built-up area 140 m<sup>2</sup>, garden 612 m<sup>2</sup>, land 752 m<sup>2</sup>.

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

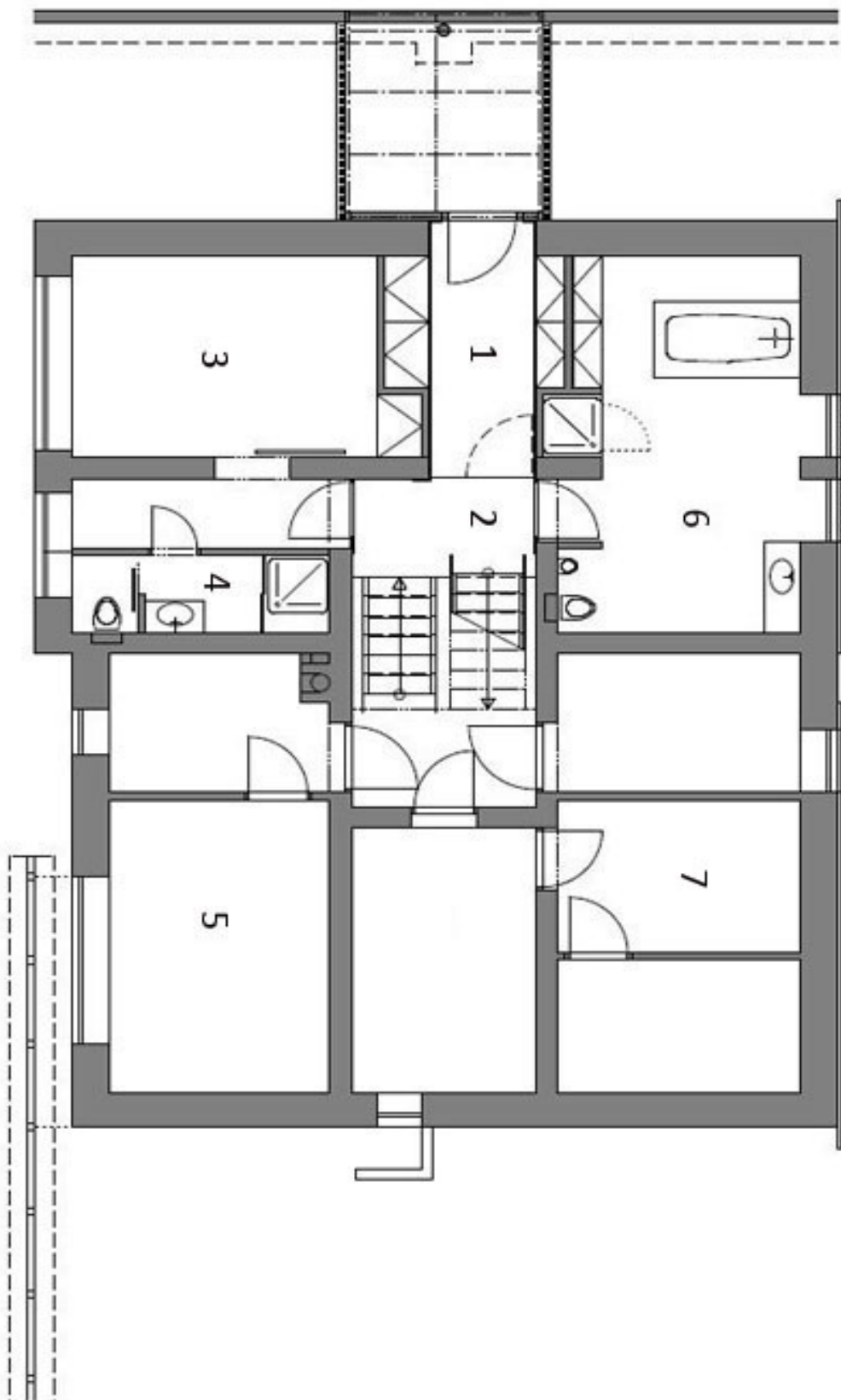


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Půdorys 1. NP – současný stav: 1 – vstup, 2 – schodišťový prostor, 3 – pokoj, 4 – koupelna, 5 – pracovna, 6 – relaxační místnost, 7 – sklep





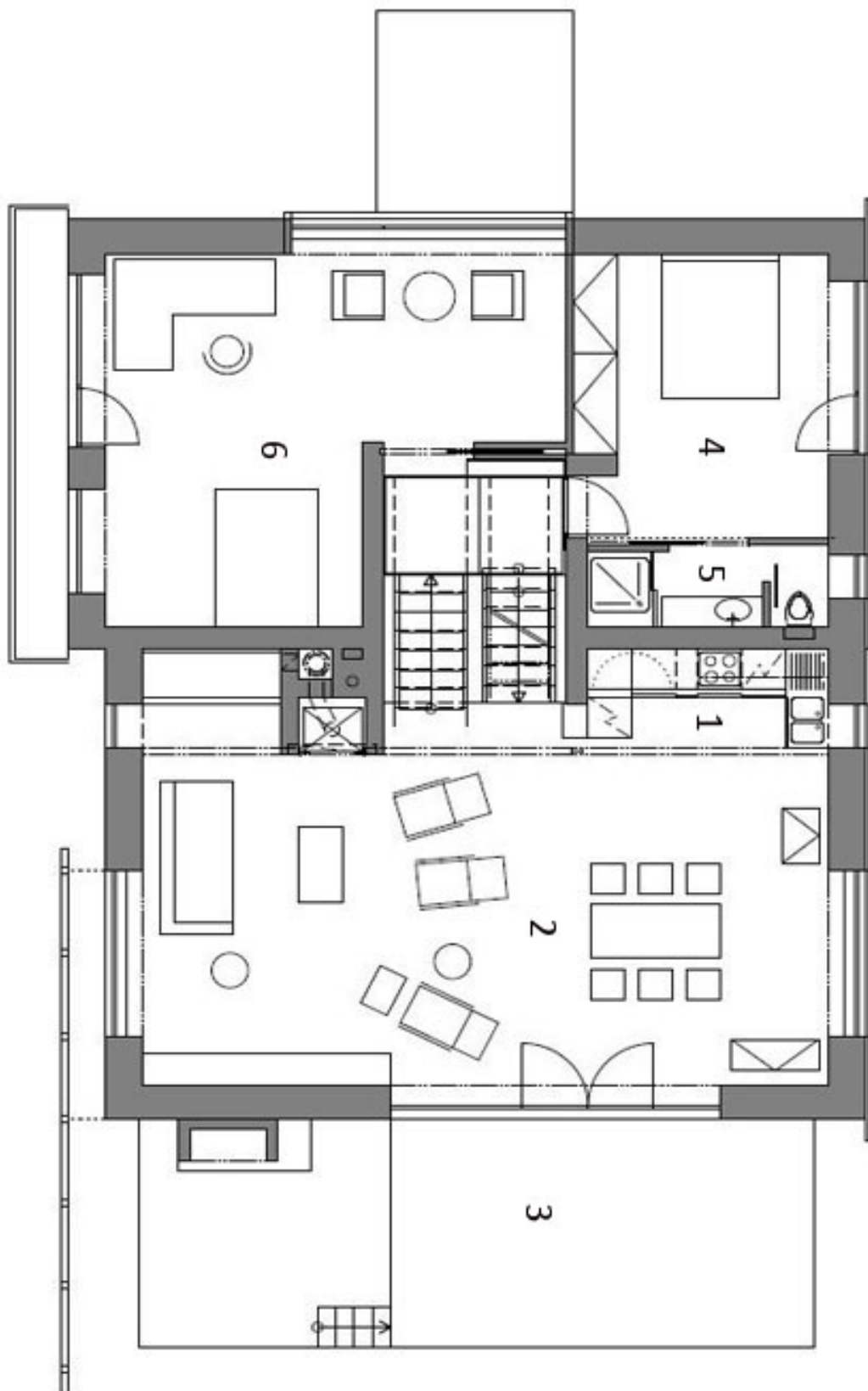


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Půdorys 2. NP – současný stav: 1 – kuchyně, 2 – obýtný prostor, 3 – terasa, 4 – ložnice,  
5 – koupelna, 6 – pokoj





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Řez – současný stav

