



## House Three-bedroom (4+kk)

Sold

141 m<sup>2</sup>, Praha-východ, Dobřejovice





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|                  |                       |
|------------------|-----------------------|
| Plot             | 814 m <sup>2</sup>    |
| Foot print       | 90 m <sup>2</sup>     |
| Garden           | 724 m <sup>2</sup>    |
| Parking          | Covered parking place |
| Cellar           | -                     |
| PENB             | B                     |
| Reference number | 32392                 |

This newly built low-efficient family house with high ceilings and a large garden is located in a prestigious location near Průhonice Park, a few minutes' drive from the eastern edge of Prague and from several international schools.

The ground floor of this semi-detached house consists of a spacious living room with a kitchen, a dining area, and access to the garden, a guest toilet, a storeroom, and a foyer with a staircase leading to the first floor. There is a master bedroom with an en-suite bathroom (shower, toilet, bidet), 2 more bedrooms, a shared bathroom (bath, toilet, bidet), and a cloakroom.

Facilities include laminate floors with **underfloor heating and cooling**, triple-glazed **aluminum windows**, Italian stone tiles, **Villeroy & Boch sanitary ware**, an **EcoSmart Fire fireplace**, and a videophone. Heating is by a water-air heat pump. The building will shortly undergo a final building inspection, the facade remains to be finished, and the garden will be landscaped. The garden is separated from the neighboring property by a gabion fence.

There are grocery stores, a post office, a kindergarten and a **bilingual elementary school**, a playground, a football club, and a restaurant. Other civic amenities are in neighboring **Průhonice**; there is also the large Čestlice shopping and entertainment zone with an **aquapark**. A suburban bus stops directly near the house, and the Opatov metro station is a 16-minute drive away. Driving to Prague by car is easy thanks to the nearby access to the D1 highway and the Prague Ring Road. The **Sunny Canadian School** is close-by, and the prestigious **Open Gate** school is also within easy driving distance. The nearby **Průhonice Park** with forests, meadows, ponds, waterfalls, lookout spots, and a chateau offers many possibilities for long walks along its landscaped trails.

Interior 141 m<sup>2</sup>, built-up area 90 m<sup>2</sup>, garden 724 m<sup>2</sup>, plot 814 m<sup>2</sup>.



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