



## House Three-bedroom (4+kk)

Sold

136 m<sup>2</sup>, Praha-východ, Herink, Ve Stráni





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Plot	775 m <sup>2</sup>
Foot print	191 m <sup>2</sup>
Garden	584 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	34476

This recently completed low-efficiency bungalow with a Nordic-style interior, a terrace, a garage, and a garden is located in a new residential development of a village on the eastern outskirts of Prague, near a shopping and entertainment area and a large park.

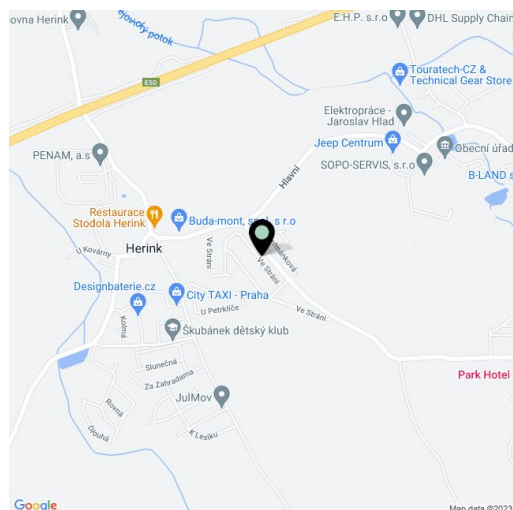
The layout consists of a living room with an adjoining dining room, a kitchen, and a **covered terrace**, a master bedroom, 2 children's bedrooms, an airy bathroom (with a bathtub and a walk-in shower), a guest toilet, a hallway, a foyer, and a closet.

The large-format windows are fitted with plastic frames and triple-glazed insulated panes. The floating **laminated floors** in the living room and tiles in the kitchen and bathroom are **heated**. An electric boiler provides heating and hot water. Parking is in the **garage**. The main bedroom boasts a built-in wardrobe; the kitchen is fully equipped. The interior is move-in ready; work on the exterior will be finished soon.

The house from 2019 is situated in a developing village located in the immediate vicinity of Prague. Travelling by car is more comfortable thanks to the nearby ramp to the Prague Ring Road. There is a grocery store, a wine shop, and a multifunctional playground close-by. Within a short driving distance, residents can choose from several kindergartens and elementary schools, including the prestigious **Sunny Canadian International School**. All civic amenities are in nearby Průhonice, where there is the world-famous **Průhonice Park** ideal for walks, relaxation, or sports. Other activities are offered by the shopping and entertainment zone in Čestlice with a large **aquapark**.

Useable area 136 m<sup>2</sup>, built-up area 191 m<sup>2</sup>, garden 584 m<sup>2</sup>, plot 775 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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