



## House Three-bedroom (4+kk)

116 m<sup>2</sup>, Praha-východ, Kamenice, Buková

**Sold**





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Usable area	116 m²
Plot	785 m²
Foot print	76 m²
Garden	709 m²
Floor area	101 m²
Terrace	15 m²
Parking	2 outdoor parking spaces
Cellar	-
PENB	B
Reference number	36821

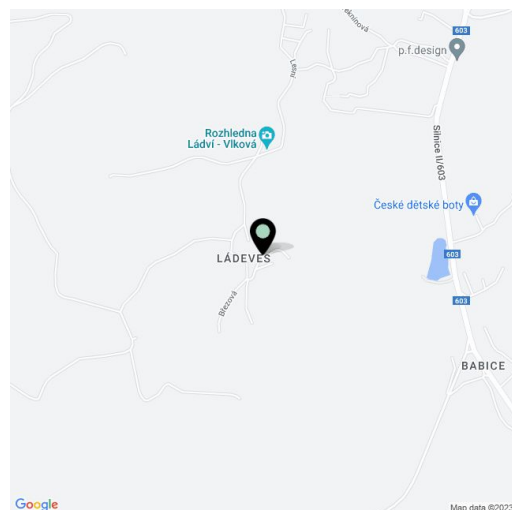
This modern wooden building with a distinctive architectural style, a well-designed layout, and relaxing views of the surrounding hilly landscape covered with forests is set in a garden near Vlková Park near the village of Kamenice, located at the eastern edge of Prague.

The heart of the house is the dining room, which forms a natural divide between the kitchen and living room. From here, there is also the entrance to the **spacious southeast-facing terrace**. There is a toilet with a sink accessible from the entrance hall. On the upper level, there are 3 bedrooms, a central bathroom, and a closet with a connection to a washing machine. From the terrace and large windows, you can observe breathtaking natural scenery, charming in all seasons.

The interior was created by architects O. Frydecká and designer Š. Špačková from the **Gens studio**. **Empiri oak floor** and spruce wood are nicely complemented with **concrete elements**, a kitchen unit is made of the same material and equipped with brand-name appliances: a **Siemens** induction hob, oven, and dishwasher and a **Liebherr** refrigerator with a freezer. The washer and dryer are by the **Miele** brand. A feeling of coziness, especially in winter, is enhanced by the **wood-burning fireplace** in the living room, other significant elements in this room are a **Skandfort** dining table and the sofa by the **Casamoderna** company. The wooden Euro windows have triple-glazed panes and a preparation for outdoor blinds. The house is connected to the water supply; waste is drained into a pit. Duravit and Grohe sanitary ware. **Underfloor heating** (combined with radiators) is provided by an electric boiler. It is possible to park on two outdoor parking spaces.

This absolutely quiet location with clean air is located on the border of **two large nature parks** - Velkopopovická, the picturesque region of illustrator Josef Lada, and the Hornopožárský forest with its typical granite formations, which leads to the **Sázava River**. A bike trail passes right next to the house. The place is also suitable for permanent living; the village is connected to the surrounding villages and towns, including Prague, by suburban bus links. Traveling by car to the capital is facilitated by the nearby access to the Prague Ring Road. The Kamenice village with a kindergarten and elementary school, medical services, pharmacy, and shops is only a few minute's drive away. A forest kindergarten and a school are both nearby.

Useable areal 101 m², terrace 14.9 m², built-up area 76 m², garden 709 m², land 785 m².

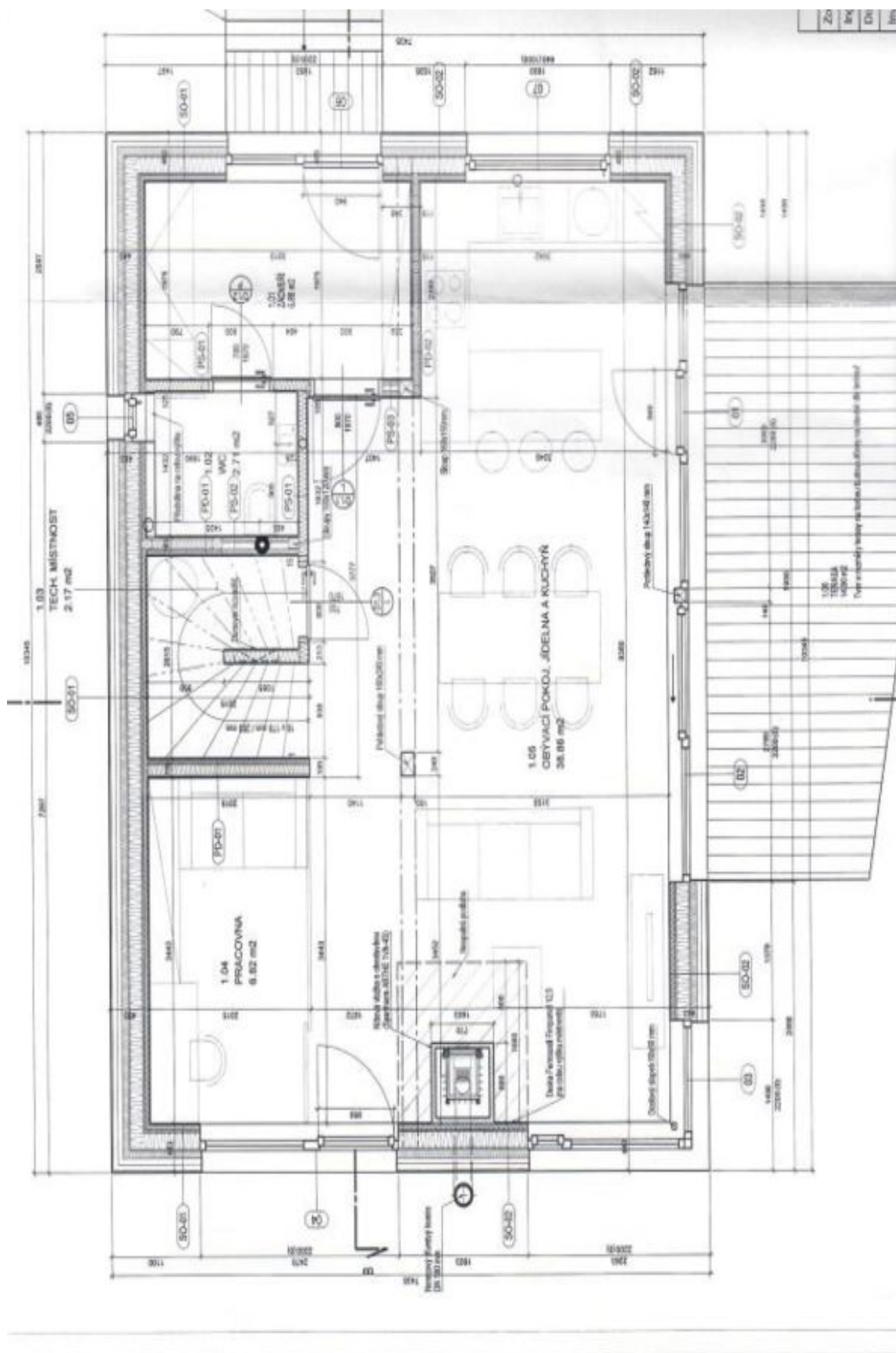




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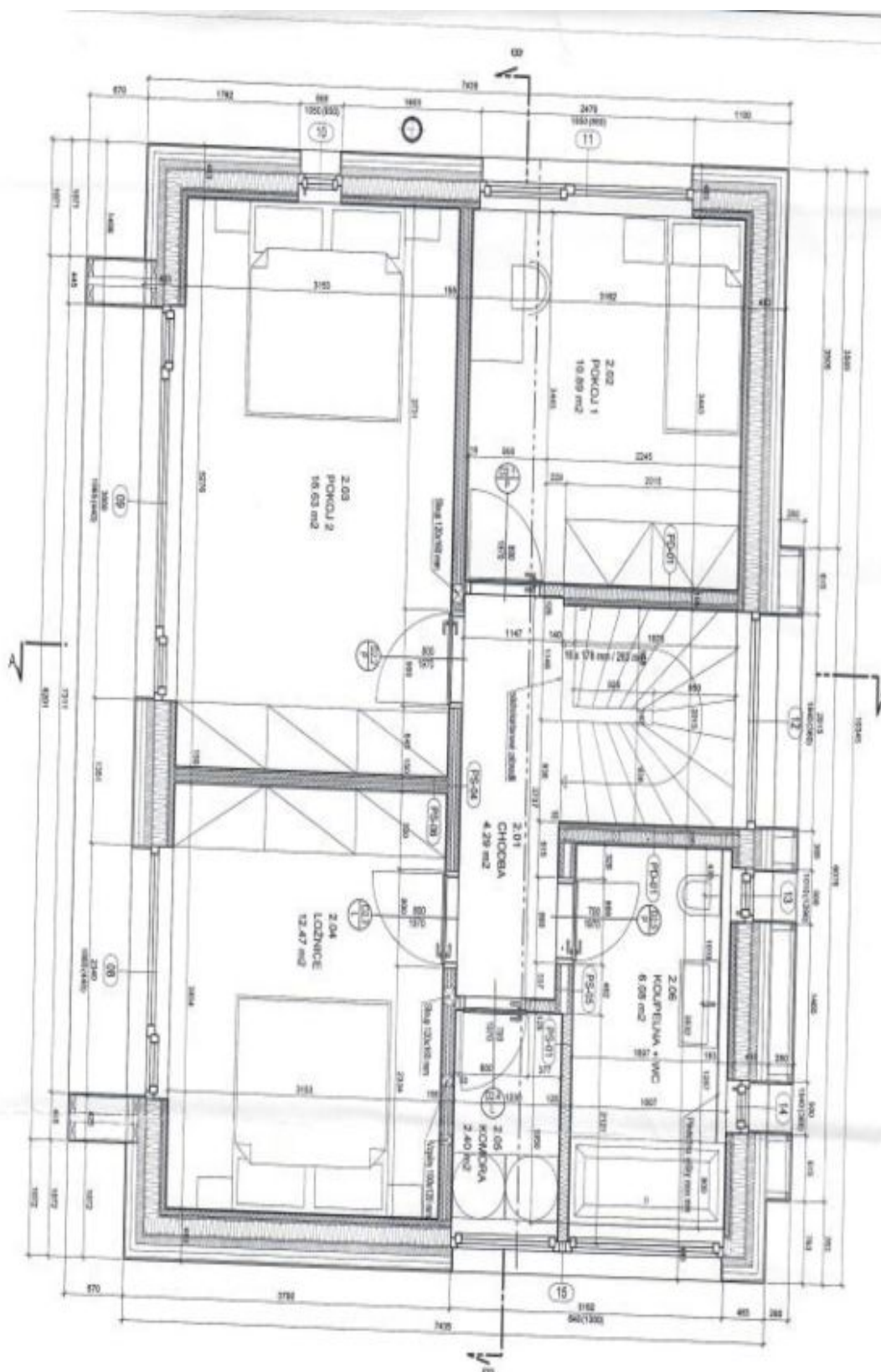




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Zodpovědný inženýr	Ing. Jan Dvořák
Investor	Investor
Architekt	Architekt

LEŽENÍ	1,91
CH	1,02
LOŽNICE	1,33
KUCHYŇKA	1,34
KLOUMBA	1,35
WC	1,36