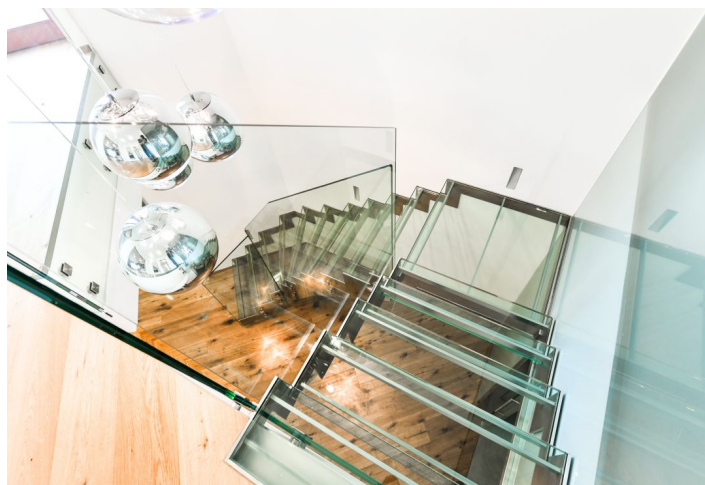




House Six-bedroom (7+kk)

€ 1 421 501 | CZK 35 900 000

600 m², Praha-východ, Konojedy





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Plot	2 008 m ²
Foot print	423 m ²
Garden	1 585 m ²
Parking	Double garage and outdoor space
Garage	Yes
Cellar	-
PENB	G
Reference number	38481

This interesting southwest-facing house provides comfortable family living with plenty of space inside and in the garden, effectively using the sloping terrain. It stands in a small village surrounded by forests. The distance from Prague allows for trouble-free daily commuting.

In the semi-recessed basement, there are 2 bedrooms, a guest room, a lounge with a **bar**, and a bathroom. All rooms are connected to the **garden**. On the main floor, accessible either by an outdoor staircase, an internal **glass staircase**, or wheelchair-accessible from the upper part of the garden, there is an entrance hall, a living room with a kitchen and access to the garden with a **gazebo**, a master bedroom with a bathroom, and a **wellness area with a Jacuzzi**.

The house was created by rebuilding an original house, to which was in 2012 added an extension with a **green roof**. Large floor-to-ceiling windows provide **unobstructed views** of the landscape, and the interior is full of natural light thanks to the glazed areas and vistas. The floors are made of **quality wood**; the living room has a **fireplace**. The kitchen contains **Miele** appliances. Hassle-free parking is provided by a **double garage**; other parking options are on the plot. The house is protected by security equipment and is heated by electricity.

The village lies in a completely **quiet place with clean air**, less than 30 km from the eastern edge of Prague. The surroundings consist of extensive mixed forests bordering the protected landscape area of **Voděradská bučina**. Civic amenities, including schools and doctor's offices, are available in the town of Kostelec nad Černými lesy, only a 5-minute drive away.

Usable area 600 m², built-up area 423 m², garden 1,595 m², land 2,008 m².

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

