



## House Six-bedroom (7+kk)

442 m<sup>2</sup>, Praha-západ, Drahelčice

Sold





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Total area	442 m <sup>2</sup>
Plot	3 001 m <sup>2</sup>
Foot print	249 m <sup>2</sup>
Garden	2 752 m <sup>2</sup>
Floor area	414 m <sup>2</sup>
Terrace	28 m <sup>2</sup>
Parking	Garage with direct access to the house
Garage	Yes
Cellar	-
PENB	G
Reference number	40019

**This brick family house with a south-facing garden and beautiful views of the rolling countryside full of forests and meadows is located in a quiet part of a nature park near the village of Drahelčice, just 12 minutes by car from the Zličín metro station.**

The layout of the house, which copies the sloping terrain, consists of an almost **90-meter open plan living room** with a dining area, and a kitchen with a **west-facing terrace** and glass wall allowing **unobstructed views of the greenery**, a study with access to the **terrace**, a master bedroom with an en-suite bathroom (bath, shower, toilet, and 2 sinks) and walk-in wardrobe, another 2 bedrooms with a shared **terrace** and bathroom (bath, double sink, toilet, bidet), a guest room with its own closet and bathroom (with a shower and toilet), a separate toilet, a dressing room, a laundry room, a pantry, and a utility room.

The timeless house was built in 2010. The interior and exterior are characterized by a combination of **stone, wood, and glass**. The main feature of the living space is a **wood-burning fireplace**. Aluminum wooden windows. The whole house has underfloor heating (ground-source heat pump with 2 boreholes). Facilities include **air-conditioning** and a PV plant with a battery system. Cleaning is facilitated by a **central vacuum cleaner**. The house is connected to its own biological treatment plant, water is from its own well. Facilities also include a **camera system** and security equipment connected to a central station. Parking is available in a **garage**, which is connected to a **large warehouse** - this area can be entered directly from the house.

The land where a cherry orchard used to be is part of the **Kačák River Basin Nature Park**, which is followed by the **Křivoklát Highlands**. Thanks to the zoning plan, the place has been spared massive development, only 3 family houses are allowed here, so as not to disturb the character of the landscape. There is a private kindergarten in the village, and a wide range of civic amenities is in nearby Rudná. The village of Drahelčice is perfectly accessible thanks to the proximity of the D5 highway, the drive to the P + R car park at the Zličín metro station takes only a few minutes. A suburban bus also provides transport connections.

Interior 414 m<sup>2</sup>, built-up area 249 m<sup>2</sup>, garden 2,752 m<sup>2</sup>, land 3,001 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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