



## House Three-bedroom (4+kk)

Rented

108 m<sup>2</sup>, Praha-východ, Senohraby, Nad Stráněmi





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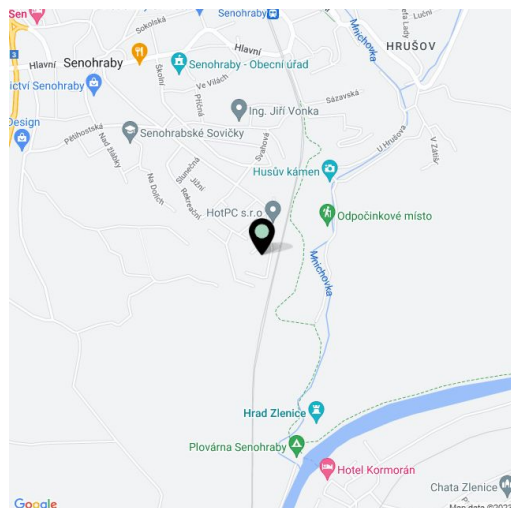
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|                  |                                    |
|------------------|------------------------------------|
| Plot             | 993 m <sup>2</sup>                 |
| Foot print       | 166 m <sup>2</sup>                 |
| Garden           | 827 m <sup>2</sup>                 |
| Parking          | Parking for 2 cars on the plot.    |
| Cellar           | -                                  |
| Service price    | Utilities appr. CZK 5.000 monthly. |
| PENB             | G                                  |
| Reference number | 42547                              |
| Available from   | Immediately                        |

This energy-efficient one-story freestanding house is set on a sunny plot in a perfectly quiet location on the outskirts of the village of Senohraby, where the residential development smoothly turns into a neighborhood with cottages and a forest. This Posázaví region village is located near Říčany, by the railway corridor which allows convenient access to Prague by train, as well as by the D1 highway. The village of Senohraby, located on the border of the Prague-East and Benešov districts, offers clean air and easy reach of beautiful nature, monuments, and a complete infrastructure. The village is part of the picturesque Josef Lada region and still retains its authentic atmosphere. There are good amenities and a popular swimming pool, suburban trains provide transport connections to Prague and the surrounding cities (e.g. Říčany and Benešov).

The main living area is directly connected to a fully fitted open plan kitchen, both of which have **direct access to the garden**. There are 3 bedrooms, a bathroom, a toilet, a connecting hallway, a utility room, and an entrance hall. All rooms have access to the **southwest-facing terrace**.

The house is made of Porotherm bricks lined with a ventilated facade. **Wood** plays a major role in the interior, and large glazed areas with anthracite aluminum frames provide **ever-changing vivid views of the surrounding nature**. Underfloor hot water heating throughout the house is provided by an air-to-water heat pump. The interior has hardwood floors, tiles, and a built-in wardrobe, and mature trees stand in the garden.





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