



## House Five-bedroom (6+kk)

€ 989 673 | CZK 23 480 000

242 m<sup>2</sup>, Praha-západ, Ptice





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Plot	1 322 m <sup>2</sup>
Foot print	183 m <sup>2</sup>
Garden	1 139 m <sup>2</sup>
Parking	Garage with direct access from the house
Garage	Yes
Service price	Ask for price
PENB	B
Reference number	43880

This high-quality, newly built, air-conditioned family house from 2022 with an interior inspired by the contemporary American style stands on a large plot of land in the village of Ptice in the western suburbs of Prague, easily accessible by car and suburban bus.

The main area of the ground floor is occupied by a **60-meter living space** with an open plan kitchen, dining room, and **access to the garden**. There is also a study/guest room, a bathroom, a walk-in wardrobe, a utility room, an anteroom, and a majestic staircase hall. Upstairs is a master bedroom with a room-sized en-suite bathroom, a further 3 bedrooms, a **walk-in wardrobe**, and a central bathroom.

The quality building has a **massive structure**; the walls are up to half a meter high. The interior is full of daylight thanks to the large double-glazed Euro windows; after dark, you can create a pleasant atmosphere with **ambient lighting**. Floors have **underfloor heating** connected to a heat pump. The kitchen has built-in **Bosch** appliances and a **wine cabinet**, and the worktop is made of **Brazilian natural stone**. Parking is possible in a **large garage** with direct access to the house. A **camera system** guards the entire property.

The village is known primarily for **horse breeding**; there is a **ranch** located here, the area of which guarantees that no sprawling development will be built in the neighborhood of the house. The village has a kindergarten, a grocery store, and a multi-functional **sports field**. Other civic amenities are in nearby Rudná or Unhošť. The village is conveniently located near the D5 highway and the Prague Ring Road and, at the same time, close to the **Povodí Kačáku Nature Park** and the **Český Karst PLA**.

Usable area 242 m<sup>2</sup>, of which garage 27.6 m<sup>2</sup>, garden 1,139 m<sup>2</sup>, plot 1,322 m<sup>2</sup>.

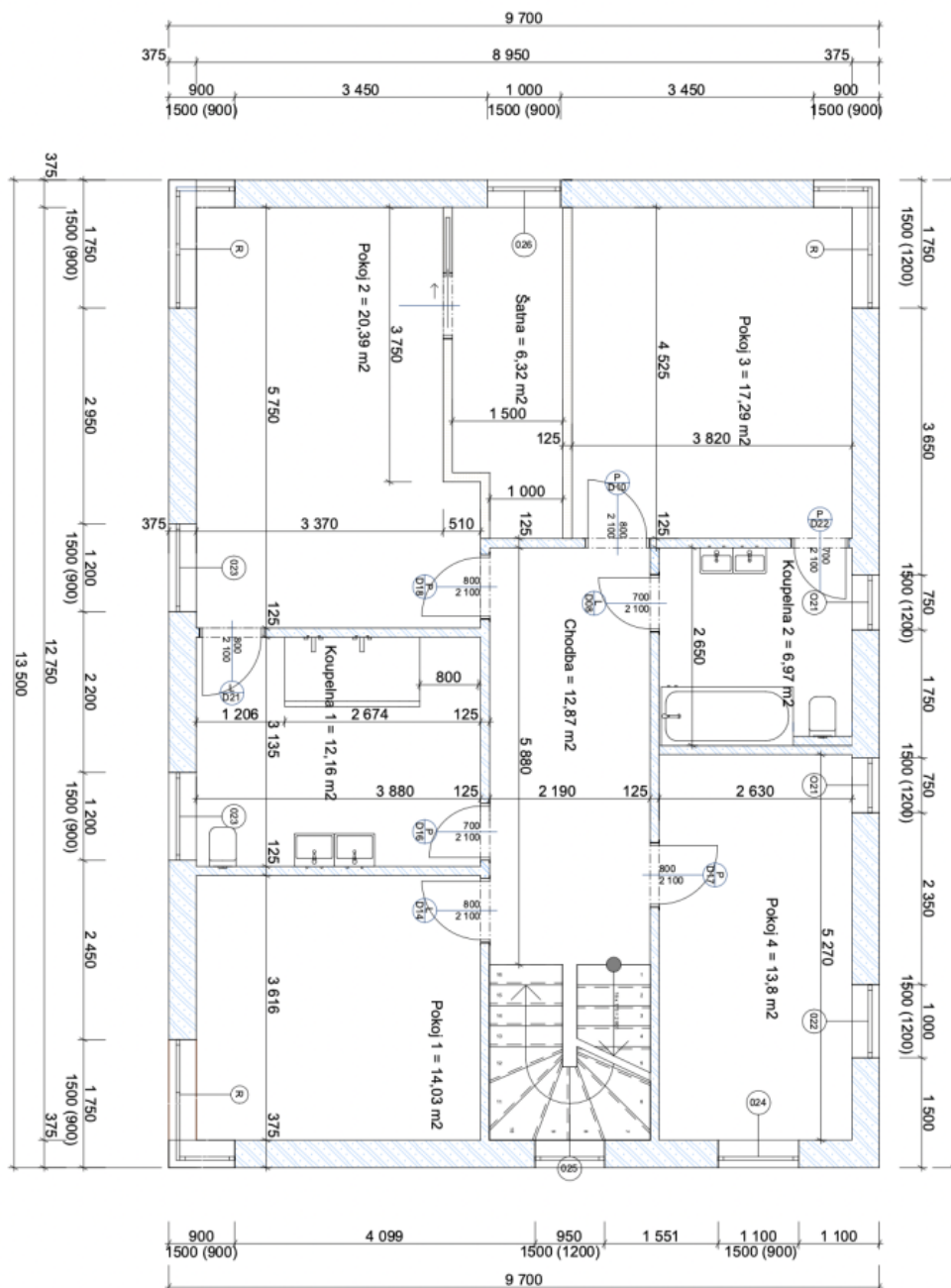
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