



House Four-bedroom (5+kk)

€ 859 917 | CZK 21 700 000

205 m², Praha-západ, Vrané nad Vltavou, Na Vršku





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Plot	452 m²
Foot print	215 m²
Garden	237 m²
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43927

This quality renovated family house with a well-equipped interior, a landscaped garden, and a unique view of the Vltava River and the steep slopes below Cukrák Hill stands in a traditional residential area of the village of Vrané nad Vltavou, surrounded by beautiful nature. Perfect access to Prague by car and train.

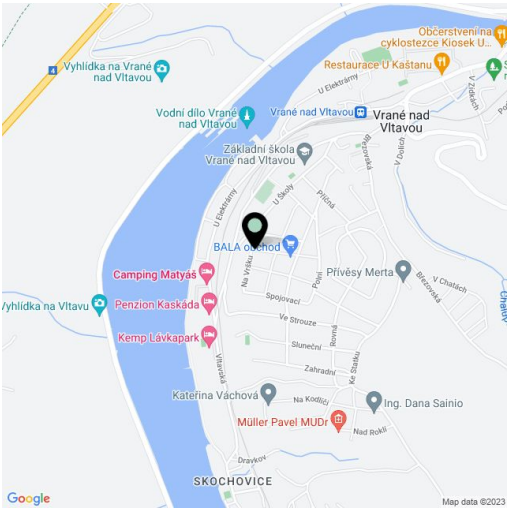
At the entrance level is a living room with a **sunny bay window**, a kitchen with a dining room, a bathroom, and an entrance hall. On the 1st floor, there are 2 bedrooms (1 with a **west-facing balcony with wonderful views**), a stairwell, and a bathroom. The 2nd floor consists of a closet and a **35-meter open area** that can be divided into 2 separate rooms. There is a **cellar** in the basement.

The house was **completely renovated** in 2020-2021. The interior is furnished to a **high standard**, including **hardwood oak floors**, a **Poggenpohl kitchen with a stone worktop and Miele appliances**, Geberit sanitary ware, and concealed shower mixers. The living room is dominated by a **wood-burning fireplace**; the house is heated by a combined pellet boiler and an electric boiler. Windows are **wooden casement**. The house is guarded by a **Jablotron** security system. The garden has a **double garage**, a **swimming pool** with filter technology, and a **water well** for watering the garden.

The house is part of a quiet part of the village of Vrané nad Vltavou, with **impressive views of the river**. All civic amenities are available in the village—a restaurant, a doctor's office, a kindergarten and elementary school, an art school, or a Sokol gym. A grocery store and pharmacy are close to the house. A **bike path** passes through the village and many **hiking trails** lead through the idyllic **surrounding Střed Čech nature park**. Excellent accessibility to Prague is ensured by trains (35 minutes to the Main Railway Station).

Usable area, of which interior 147.5 m², cellar 23.7 m², garage 33.7 m², built-up area 215 m², garden 237 m², plot 452 m².

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

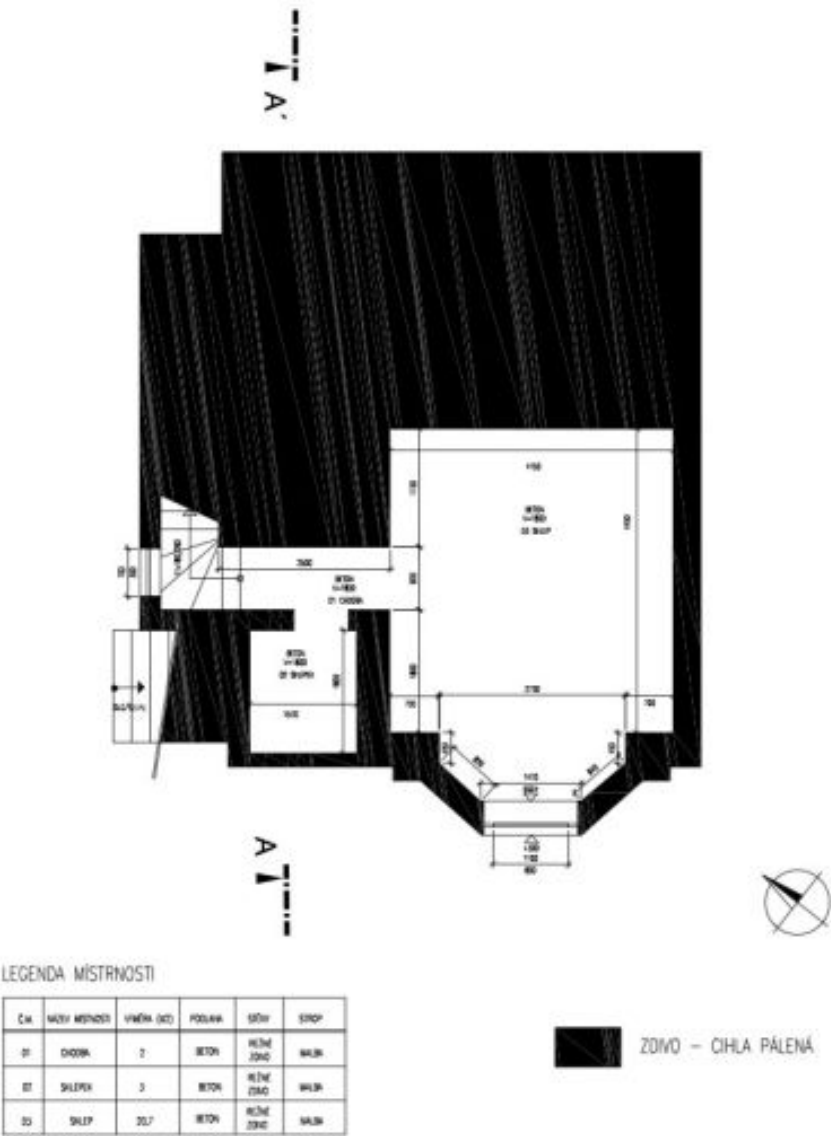




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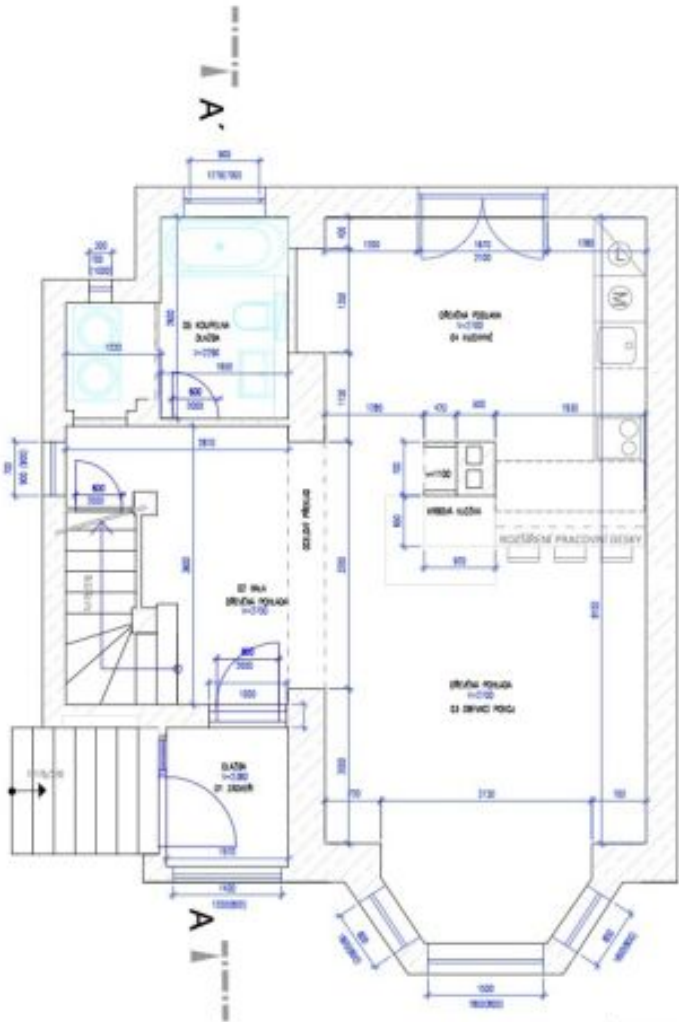




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LEGENDA MÍSTNOSTI

Čís.	NÁZEV MÍSTNOSTI	VÝŠKA (M)	PODLAHA	STĚNY	STŘEŠ
01	JEDNĚŘÍ	2,8	KERAMICKÁ DLAŽBA	MAŠKA	MAŠKA
02	HALA	8,9	DŘEVŮ	MAŠKA	MAŠKA
03	OBÝVACÍ PROSTŘEDÍ	20,4	DŘEVŮ	MAŠKA	MAŠKA
04	KUCHYNĚ	15,1	DŘEVŮ	MAŠKA	MAŠKA
05	KOUPELNA	4	KERAMICKÁ DLAŽBA	KERAMICKÝ OBLOK	MAŠKA

ZDVO – CIHLA PÁLENÁ

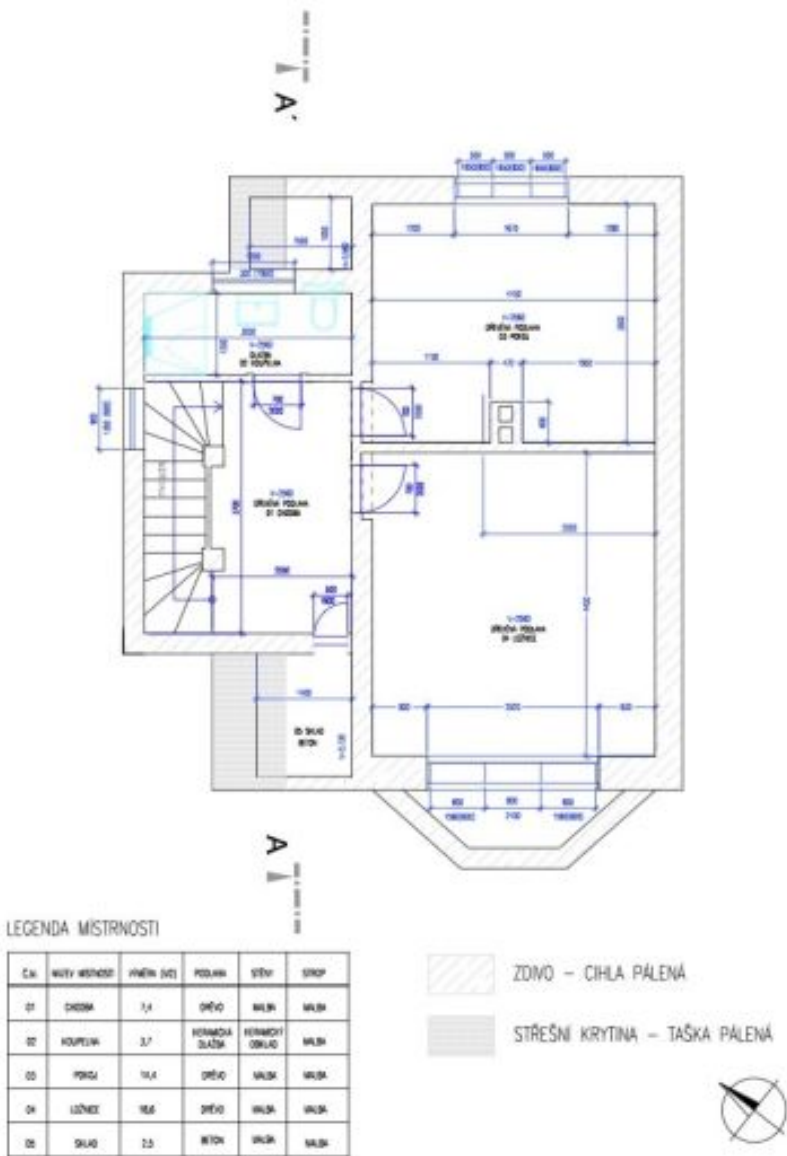




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