



House Five-bedroom (6+kk)

Sold

309 m², Praha-západ, Průhonice, Pod Valem II





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|------------------|--|
| Total area | 309 m ² |
| Plot | 1 244 m ² |
| Foot print | 164 m ² |
| Garden | 1 080 m ² |
| Floor area | 274 m ² |
| Terrace | 35 m ² |
| Parking | Double garage and additional parking on the plot |
| Garage | Yes |
| Cellar | - |
| PENB | G |
| Reference number | 100338 |

This spacious family house with a large garden, a covered outdoor pool, a sauna, and a landscaped garden is located in a sought-after residential area in Průhonice, set on the southeastern edge of Prague, close to Průhonický Park and a large shopping area.

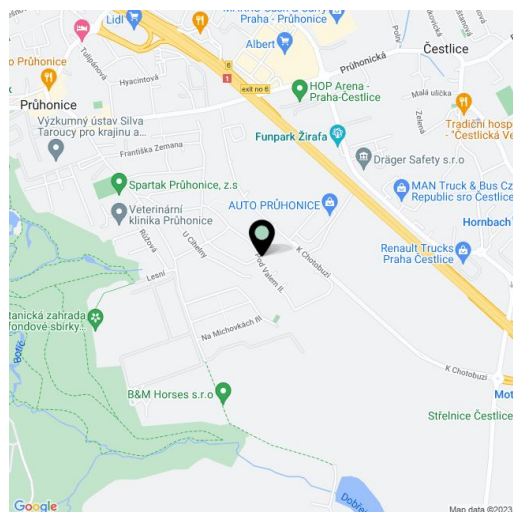
The layout offers a total of 5 bedrooms and 2 bathrooms. On the ground floor is a living room with a **fireplace**, a kitchen, a **bay window** and access to the **terrace** and garden, as well as a guest bedroom, a toilet, and an entrance hall with built-in storage space. Upstairs are 4 spacious bedrooms with **2 balconies**, 2 bathrooms, a sauna with a shower, a fully equipped **dressing room**, and a large hall.

The house was approved in 2007. Facilities include wood-aluminium refurbished windows, laminate floors, Italian tiles and paving, and **electronic security**. Heating is provided by a gas boiler. The **automatically irrigated** garden has a covered **swimming pool** (9 x 4 m) with automatic cleaning, an **outdoor fireplace**, a garden **gazebo** (16 sq. m.) and a water well. Parking is in the **double garage** with direct access to the house.

The residential area is just a 5-minute walk from the unique **Průhonický Park**. A kindergarten and elementary school, as well as a shopping centre with restaurants and shops, are a 2-minute drive away, and there is also an **aqua park** and shopping area in Čestlice within a short driving distance. Průhonice is conveniently located right next to the D1 highway, so the drive to Prague takes just a few minutes. It is possible to reach the Opatov metro station in 15 minutes by bus.

Usable area 309 m², of which interior is 274 m² and terrace 35 m², built-up area 164 m², garden 1,080 m², plot 1,244 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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