



House Four-bedroom (5+kk)

€ 1 213 679 | CZK 29 990 000

236 m², Praha-západ, Průhonice, Kunratická





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Plot	1 405 m²
Foot print	156 m²
Garden	1 285 m²
Parking	Garage
Garage	Yes
Cellar	-
Reference number	102813

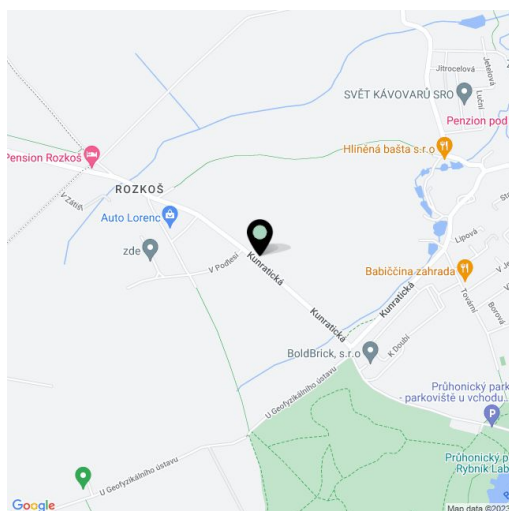
This offer of a family house in a state of rough construction is set on a large plot with the possibility of building another house. This quiet southwestern part of Průhonice, just a few steps from the castle park and several ponds, allows for quick connections to Prague by car or suburban bus.

The ground floor is dominated by a generously designed living space with access to the future **garden terrace**. There is also a guest room/study, space for a separate toilet, a pantry, and a foyer with direct access to the **garage**. The garage is connected to the utility room. Upstairs is the master bedroom with space for a dressing room and an en-suite bathroom, another 2 bedrooms, a hallway, and a preparation for a central bathroom.

The house will be handed over with a **completed facade, roof, and aluminum windows** with triple glazing and a preparation for **exterior window blinds**. It is possible to build a second family house on the other part of the plot, the **project** for which is part of the offer. A **building permit** for a second house has already been issued.

This quiet place is located in a **new residential development** directly adjacent to **Průhonický Park**. There is a restaurant nearby, and other amenities are in the center of the village less than 5 minutes away by car. A shopping area, **water park**, or the **Sunny Canadian international school** are within a short driving distance. It takes just 12 minutes to get to the **Opatov metro station** by bus, and by car you can quickly connect to the D1 highway and the Prague Ring Road.

Floor area 236 m², built-up area 156 m², garden 1,285 m², plot 1,405 m².

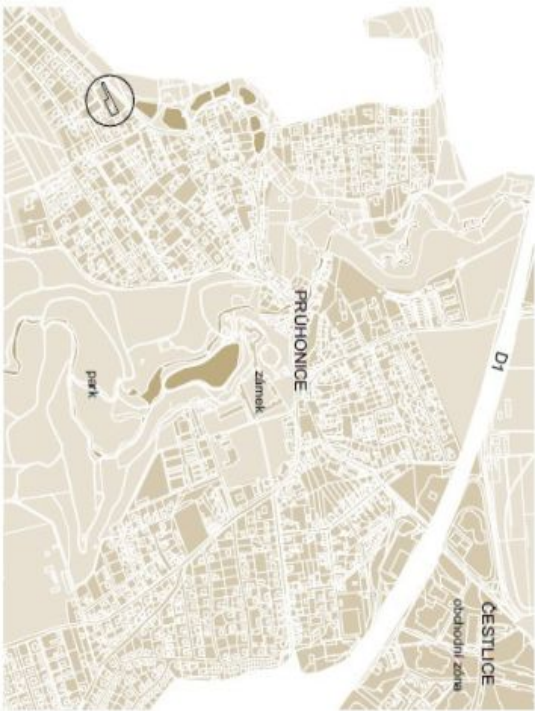




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Podlažná plocha byla dle platných právních předpisů vzhledem k tomu, že se jedná o bytový objekt, který je určen k bydlení, a proto byla vypočítána podle výměry vnitřní plochy, přičemž se o plochu, která je vymezena dvířky na zámek, nebylo počítáno. Výsledná plocha v tomto případě odpovídá skutečné ploše, která je v souladu s požadavky státního úřadu pro katastrální věc. Rozsah plochy je specifikován ve druhé kapitole.

POZNÁMKA

SITUACE SCHEMA

