



House Three-bedroom (4+kk)

€ 1 208 325 | CZK 29 900 000

254 m², Praha-východ, Líbeznice





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Usable area	254 m ²
Plot	975 m ²
Foot print	184 m ²
Garden	792 m ²
Floor area	187 m ²
Terrace	19 m ²
Parking	2 spaces in the garage
Garage	49 m ²
Cellar	-
PENB	A
Reference number	103929

This comfortable family villa with views of the garden and open countryside is currently being built according to the designs of a successful architect in the village of Líbeznice on the outskirts of Prague, within easy reach of everything you need. For sale in a state of white walls.

The main feature of the ground floor is the more than **60-meter living room** with a preparation for a kitchen. There is also an open entrance hall, a toilet, a utility room, a walk-in wardrobe, and a foyer with direct **access to the garage**. The thresholdless HS portal connects the living space with the **partially covered garden terrace**. The second upper floor is divided into a bedroom area for parents and children. Both units are designed with their own **walk-in wardrobes** and bathrooms. All 3 bedrooms offer **unobstructed views of the open countryside and the terrace** by the master bedroom is additionally complemented by an impassable (potentially green) roof.

The brick house will be handed over in a state of **white walls** with a completely finished facade, large-format aluminum windows with structurally concealed frames from **Schüco** profiles with integrated sensors in the frames, designer aluminum entrance doors, a heat pump with **underfloor heating and cooling systems**, and automatic garage doors from the German brand Lomax/ Hörmann. A preparation for exterior screen blinds, cameras, sensors, and wiring for charging **electric vehicles and rooftop photovoltaic panels** will also be provided. There will be a garden by the entrance, and the completion of a water well is also a possibility.

This set of two villas with a gated **private driveway** is located in Líbeznice, a massively developing village on the outskirts of Prague, in a developing village with award-winning architecture, greenery and opportunities for leisure activities. 200 m from the house is a kindergarten and an elementary school with Erasmus+ accreditation, the excellent civic amenities also include a secondary school, a bakery, shops, restaurants, a health clinic and dental office, a library, or a post office. Thanks to the nearby **D8 highway**, the place is conveniently located even when commuting to Prague for work, and the ride by suburban public bus to the **Ládví metro station** takes only 15 minutes.

Usable area 254.49 m² (of which floor area 187.18 m², garage 48.55 m², terrace 18.76 m²), built-up area 183.5 m², garden 791.5 m², plot 975 m².

