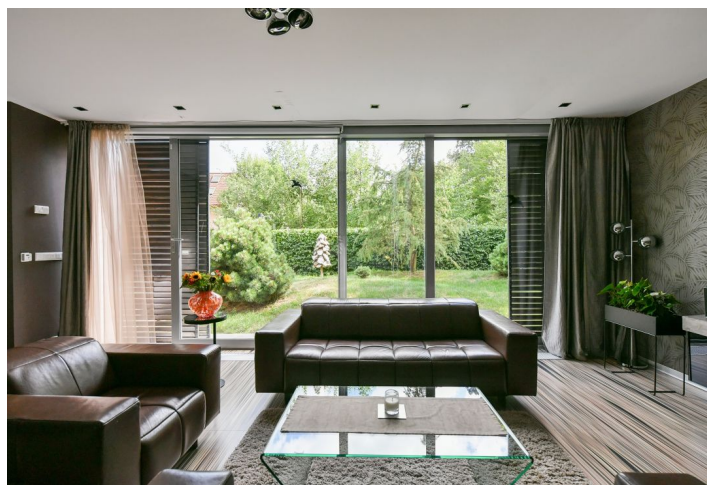




## House Four-bedroom (5+1)

€ 795 523 | CZK 19 900 000

185 m<sup>2</sup>, Praha-východ, Hrusice, U Potoka





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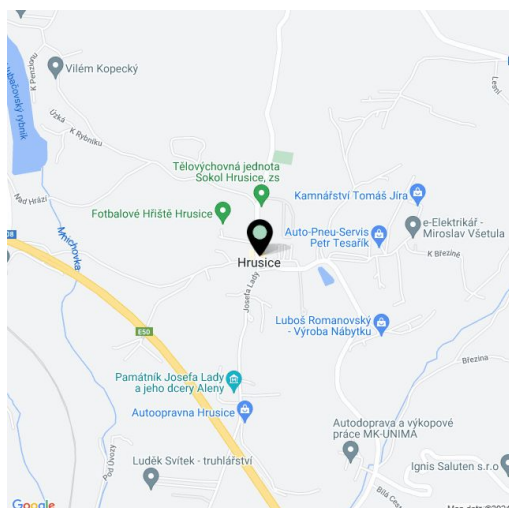
Total area	185 m <sup>2</sup>
Plot	1 213 m <sup>2</sup>
Foot print	101 m <sup>2</sup>
Garden	1 044 m <sup>2</sup>
Floor area	151 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	104278

This architecturally attractive, southeast-facing villa is designed with an ingenious natural elements concept: water is represented in the lovely outdoor pool and a charming little creek on the plot, a large garden stands for earth, air flows through the large windows and doors, and fire is tamed in the home's fireplace.

The ground floor consists of an open space that is interconnected with the outdoor area. The **outdoor terrace covered by an awning** is connected to the dining room with a kitchen. The same shading is also at the back of the house, where there is a **sitting area and a place for grilling**. Access to the garden and the **large swimming pool with an outdoor shower** is also in the adjoining living room. Furthermore, the ground floor consists of a **study room**, a utility room, built-in wardrobes, and a separate toilet. On the upper floor is a bedroom, a separate dressing room with a bathroom, and a guest room with its own bathroom and toilet. Under the roof of the house is a storage space suitable also as a playroom. The house has a **garage** with a heated entry and plenty of storage space. In the upper part of the garden is a **sitting area with a fireplace**.

The kitchen is equipped with **top-quality Miele appliances** including a coffee machine, **hot air steam oven** and induction plate, microwave oven, wine cabinet, and a practical **warming drawer for dining service**. There is a Miele washing machine and dryer in the utility room. **Aluminum windows with safety double glazing** feature blinds. **Floating Parador laminate floors** with heating, in the bedrooms also with **carpets throughout**. In the summer months, you will appreciate the well water **garden irrigation system**, and in the winter months, **heated access to the garage**. The house is heated by a **Junkers gas boiler**, the pool is heated by a **heat pump and solar panels**, which are also used to heat the water in the house. Electronic security is provided by a Jablotron system connected to a central security desk. Sewerage and water are municipal. There is a **mature garden** around the house, which ensures **complete privacy**.

**Hrusice is a picturesque village**, made famous by **Josef Lada**, the famous Czech painter who hails from the region. Nevertheless, the modern villa from 2010, thanks to its sensitive architecture, fits in perfectly. In Hrusice, there is a kindergarten, and in neighboring Senohrabeč, Říčany, and Mnichovice a primary school. There are many forests full of cycling and hiking trails. The outskirts of Prague are just **20 km along the D1 highway**. From the nearby towns of **Mirošovice** and **Mnichovice**, Prague is also easily and comfortably accessible by **train**.





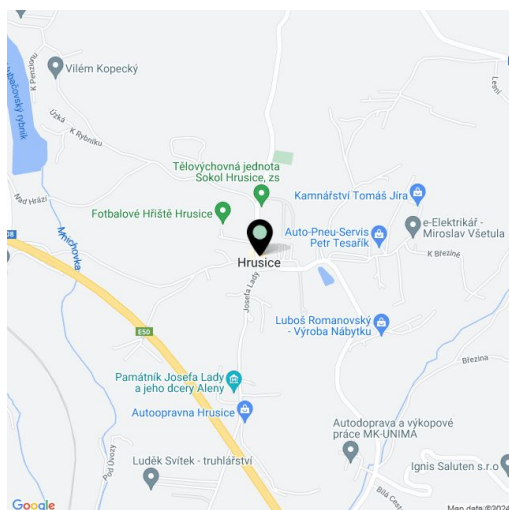
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Total area 184.79 m<sup>2</sup>, of which interior 151 m<sup>2</sup> and terraces 19.5 + 14.36 m<sup>2</sup>, plot 1,231 m<sup>2</sup> (including water area - stream 69 m<sup>2</sup>).





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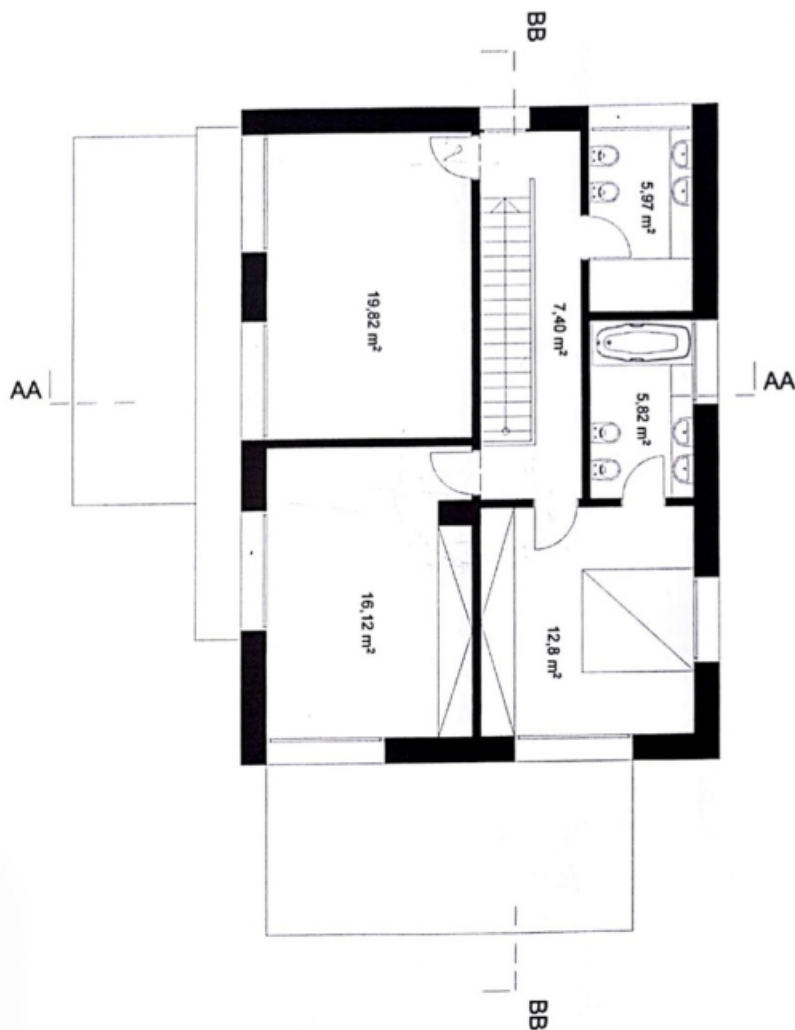
Scanned by CamScanner



## House Four-bedroom (5+1)

185 m<sup>2</sup>, Praha-východ, Hrusice, U Potoka

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