



House Three-bedroom (4+kk)

€ 1 601 124 | CZK 39 900 000

321 m², Praha-západ, Průhonice, Říčanská



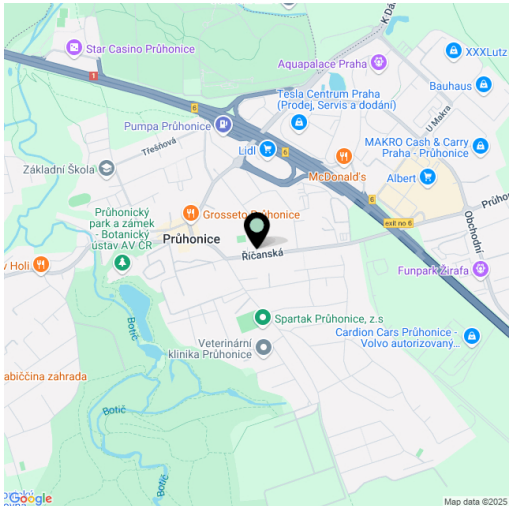


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Total area	321 m²
Plot	812 m²
Garden	576 m²
Floor area	213 m²
Terrace	64 m²
Parking	Yes
Garage	44 m²
Cellar	-
PENB	G
Reference number	108659



Expensively renovated, this timeless family house with high-end equipment, a large terrace, a spacious garage, and a low-maintenance garden is in the sought-after residential district of Průhonice on the outskirts of Prague, close to the world-famous Průhonice Castle Park and a large shopping zone.

The barrier-free ground floor consists of a large and airy living room connected to an open-plan kitchen and **garden**, a master bedroom with a walk-in closet, a second bedroom/study, two bathrooms, a laundry room, and an entrance hall with direct access to **the heated garage**. Upstairs, there is another bedroom, a bathroom, a walk-in closet, a utility room, a gallery, and access to the attic.

The house was fully renovated and approved in 2016. The aluminum windows by the **Schüco** German brand feature triple glazing and **electrically operated exterior blinds** by Proklima. The three-layer **Kährs** floor is made of **walnut wood**. The entire house is equipped with Daikin **air-conditioning** (multi-split inverter system) and **underfloor heating** (heat source: Daikin air-to-water heat pump with backup electric boiler). The living room also features a **fireplace** with a **granite surround**. The Alno kitchen includes **Miele** appliances and a **granite countertop**; the same type of stone was used for the **heated dining table**. **Designer features** include a custom-built bookshelf and desk by a **renowned architect**, as well as a **glass staircase** with LED lighting. The bathrooms, clad in **marble**, quartzite, or granite, are fitted with **Villeroy & Boch**, **Kaldewei** sanitary ware, and **Hansgrohe PuraVida** fixtures. Interior doors and built-in wardrobes/closets are by **Hanák**. The secure front door by Schüco and gate are equipped with a **master key system** and **fingerprint access**. The property is protected by an electronic security and camera system. The spacious garage, which includes a **car wash** area, accommodates 2 vehicles, with an additional 3 parking spaces on the paved area in front of the garage. The garden is maintained by a **Rain Bird irrigation system** and a **robotic lawn mower**. The 70 m² outdoor terrace, finished with **exotic lpe wood**, is shaded by a **retractable illuminated pergola** by Proklima. A **garden shed** is available for storing tools and firewood.

The municipality of Průhonice has become a **prestigious location** thanks to its excellent access to Prague and the stunning natural surroundings of the expansive **Průhonice Park**, which is surrounded by numerous **bike trails**. Also popular is the nearby **Dendrological Garden**. Within walking distance of the house is a kindergarten and elementary school, several restaurants and cafés, a medical center, pharmacy, and banks. A large shopping zone is also within quick reach. Prague is easily accessible by suburban buses, and



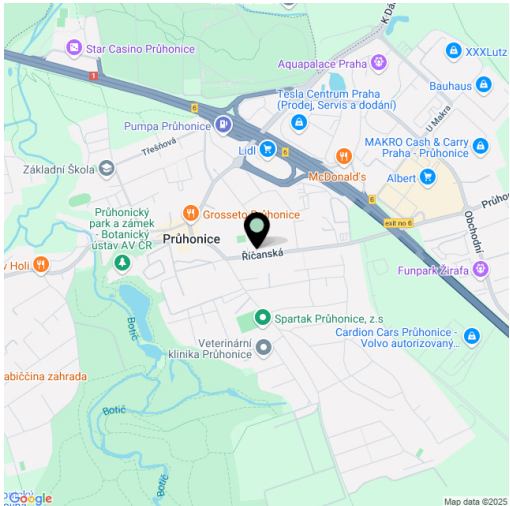
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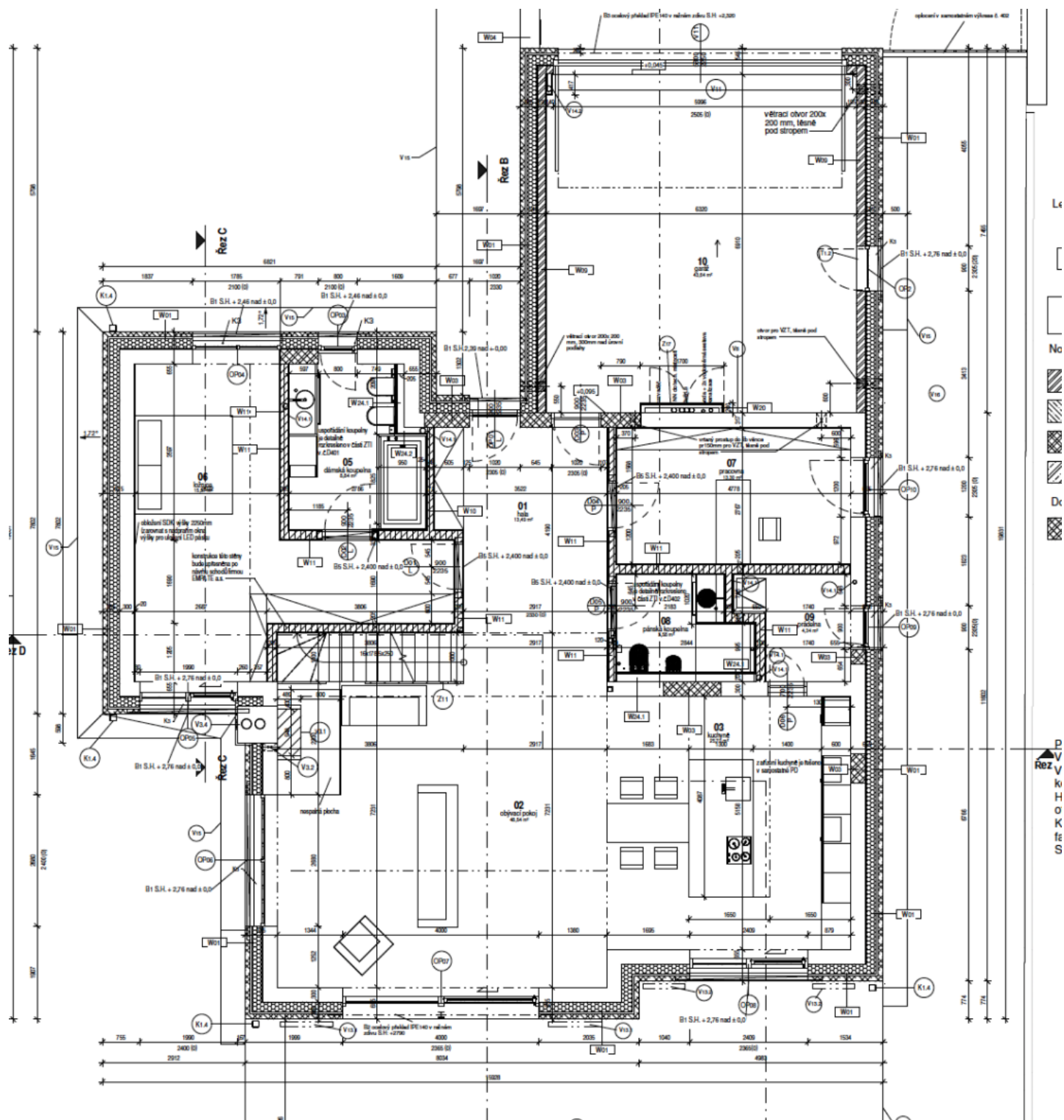
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traveling by car is quick thanks to the D1 highway and Prague Ring Road.
Total area 321 m² (including interior 213 m², terrace 64 m², 44 m² garage),
built-up area 236 m², garden 576 m², plot 812 m².



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