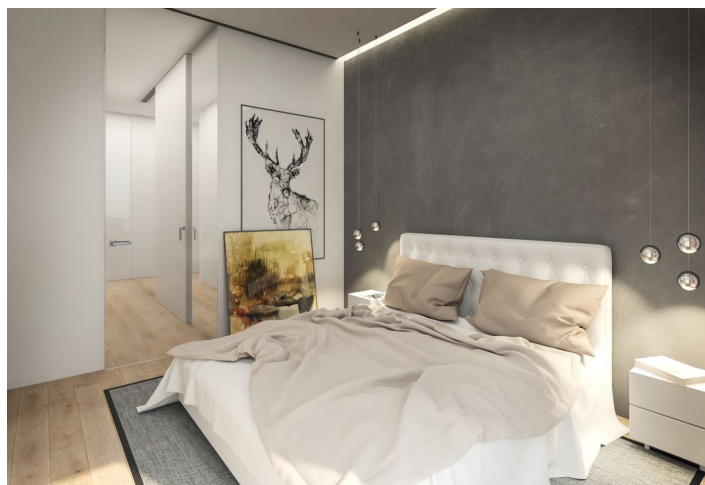




House Four-bedroom (5+kk)

Sold

172 m², Praha-západ, Dobříš





House Four-bedroom (5+kk)

Sold172 m², Praha-západ, Dobříš

| | |
|------------------|--------------------|
| Total area | 172 m ² |
| Plot | 719 m ² |
| Foot print | 113 m ² |
| Floor area | 167 m ² |
| Balcony | 5 m ² |
| Parking | Garage |
| Garage | Yes |
| Cellar | - |
| PENB | A |
| Reference number | 28377 |

This exceptional house with low operating costs is set amongst greenery, yet at the same time within walking distance of all services. The house will be part of a newly emerging residential project consisting of 20 houses with an exceptional architectural design that emphasizes the home's connection to the outdoor space of the garden and a practical interior layout.

The interior of the house consists of an **entrance hall with access to a walk-in closet, a toilet, and a study/guest room**, and a utility room with direct access to the garage. There is a living room with space for a kitchen and a dining area. The dining and living space is open to the garden thanks to large **French windows**. The upper floor is divided into a "children's" and a "parents" zone: **two separate rooms with a shared bathroom** with a bathtub and a toilet are located in the children's area, and the parents area has a **master bedroom, a separate dressing room, and a private bathroom** with a shower and a guest toilet. All rooms have access to attached **balconies**.

The facilities include **oak multi-layer wooden floors** in the living areas, and large-format ceramic tiles in the bathrooms, toilets, entrance hall, and utility room. The terrace has Siberian larch planks with spectacular steel nets on the sides. **Wooden EURO windows** with metal frames and insulated **triple-glazed panes**, EURO entrance doors, and painted interior doors. Heating is provided by an **air/water heat pump** with an indoor unit with a built-in electric boiler and a stainless DHW cylinder; the heating has **equithermal control** (the temperature of the water changes automatically depending on the outside temperature). It is possible to manually regulate the **underfloor heating** in all individual rooms. TV distribution in all rooms, home video phone, TV antenna, and data distribution. The house has a **garage for one car**.

The project is located in a **quiet area** on the edge of a forest, but at the same time **within walking distance of complete urban infrastructure** with cultural and sports facilities. A nature trail, ponds, hiking trails, bike paths, a nature park – all of this and more is in the immediate vicinity. The town, dominated by a Rococo chateau, has several kindergartens, two elementary schools, shops, a health center, and a post office. The location is also convenient thanks to its easy access to the **D4 highway** and bus connections to Prague. The city can be reached within 30 minutes.

Interior 167 m², balcony 5 m², plot 719 m², built-up area 113.42 m².



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172 m², Praha-západ, Dobříš

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