



## House Three-bedroom (4+kk)

Sold

181 m<sup>2</sup>, Praha-východ, Kamenice, Na Květnici





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Total area	181 m <sup>2</sup>
Plot	687 m <sup>2</sup>
Foot print	128 m <sup>2</sup>
Garden	559 m <sup>2</sup>
Floor area	156 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	C
Reference number	34681

This new timeless family house with a gable roof, an airy interior, and unobstructed views of the greenery is located in a completely quiet part of the Štířín section of the village of Kamenice - Nová Hospoda. The village has a full spectrum of amenities and is set in beautiful surroundings only a 15-minute drive from Prague.

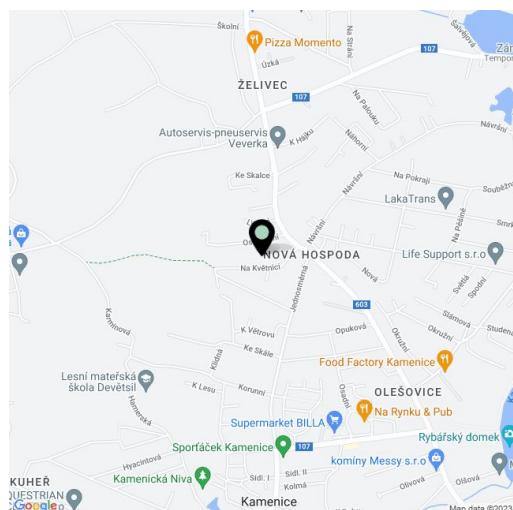
On the ground floor, there is a living room with an open plan kitchen, a dining room, and a **south-eastern terrace** with a nice seating area under **large conifers**, a guest bedroom with an en-suite bathroom, a separate toilet, a utility room, an entrance hall with access to the **garage**, and a staircase leading to the first floor. There is a bedroom with a **sunny terrace**, a large room (27 sq. m.), a toilet with the possibility of turning it into a full bathroom with access to the terrace, a dressing room, and a hallway.

The house received final approval in April 2016. The facilities include **underfloor heating**, large-format plastic windows, a complete kitchen, or a preparation for electrical wiring on the upper terrace, whose load capacity allows for the installation of a jacuzzi. The gable roof is covered with Bramac concrete tiles. Heating is by a Vaillant gas boiler. The garage provides space for one car and a motorbike. The house is surrounded by a **landscaped garden**, and a large plot in front of the house is maintained as permanent grassland, which ensures pleasant green views.

All amenities (kindergarten, school, pharmacy, shops, doctor's office, post office, municipal office, bank, ATM, restaurant) are located nearby. The village has good transport links to Prague. A suburban bus goes to the Budějovická metro station. The location is surrounded by **deep forests**, which include fields with mouflon and deer, the **Josef Lada region**, or the **Velkopopovicko and Hornopožárský forest nature parks** with unique granite formations. The **Štířín Golf Resort** is just a few minutes' drive away.

Interior 156 m<sup>2</sup>, terrace 25 m<sup>2</sup>, built-up area 128 m<sup>2</sup>, garden 559 m<sup>2</sup>, plot 687 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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