



## House Six-bedroom (7+kk)

Sold

331 m<sup>2</sup>, Praha-východ, Velké Popovice, Štefánikova





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Usable area	331 m <sup>2</sup>
Plot	516 m <sup>2</sup>
Foot print	114 m <sup>2</sup>
Garden	402 m <sup>2</sup>
Floor area	248 m <sup>2</sup>
Terrace	83 m <sup>2</sup>
Parking	2 outdoor spaces
Cellar	Yes
PENB	G
Reference number	37548

This romantic family house from 2007 overlooking a beautiful garden lined with mature trees is located on a sunny southwestern slope. The side cul-de-sac near the center of the village of Velké Popovice ensures peace, close contact with the nature of the picturesque Lada region, necessary services within walking distance, and a comfortable distance from Prague.

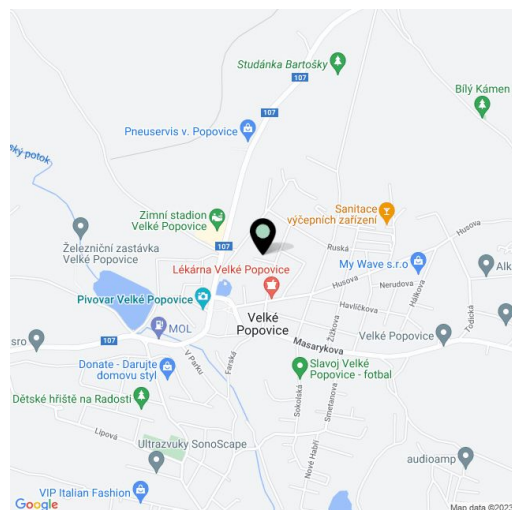
In order for the house to blend naturally with the terrain of the garden, it is divided into mezzanines. At the entrance level, there is a foyer, a toilet, and a hall leading down to the living room with an open plan kitchen and dining room, or upstairs, where there is 1 master bedroom with a dressing room and a **terrace**, a 2nd bedroom with a **private terrace**, shared bathroom, and storage space. The attic consists of 1 large and 1 smaller room. In the mezzanine, accessible from the living room, there is a room with a **preparation for a sauna** and a utility room (with a boiler and a connection for a washing machine). The dining room is set in a **bay window**, from where, through the glass walls, you can watch the **colors of nature** change with the seasons. On warm days, the living room is extended by a **60-meter garden terrace**; in winter, it is pleasant to relax by the **fireplace**.

Facilities include **wooden industrial mosaic floors** and ceramic tiles, **heated** in the bathroom, wooden Euro windows with **exterior blinds** on the ground floor (some windows are prepared for them), veneered and wooden interior doors, a central **vacuum cleaner**, **laundry chute**, or network with security sensors. The house was built of sandwich insulated panels; the ceilings are ceramic or concrete, wooden beams, ceramic tiles. The building is connected to the public water supply and sewerage system. Heating and hot water are provided by a gas boiler; fireplace stoves have vents to the upper rooms. In the ornamental garden, there is a preparation for a whirlpool, **an outdoor fireplace**, and a paved parking area for 2 cars. Mature trees provide pleasant shade.

Not far from the house is a sports ground, pharmacy, library, elementary school, or grocery store. In the village located in the middle of the **large Velkopopovicko nature park** with deep forests, there is also a kindergarden, winter stadium, or brewery with a restaurant. The golf club in Štířín is a 5-minute drive away. The village has easy connections to the D1 highway and the Prague Ring Road; the drive to the outskirts of Prague takes about 10 minutes.

Interior 248.75 m<sup>2</sup>, terraces 83 m<sup>2</sup>, built-up area 114 m<sup>2</sup>, garden 402 m<sup>2</sup>, land 516 m<sup>2</sup>, land 6.20 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.

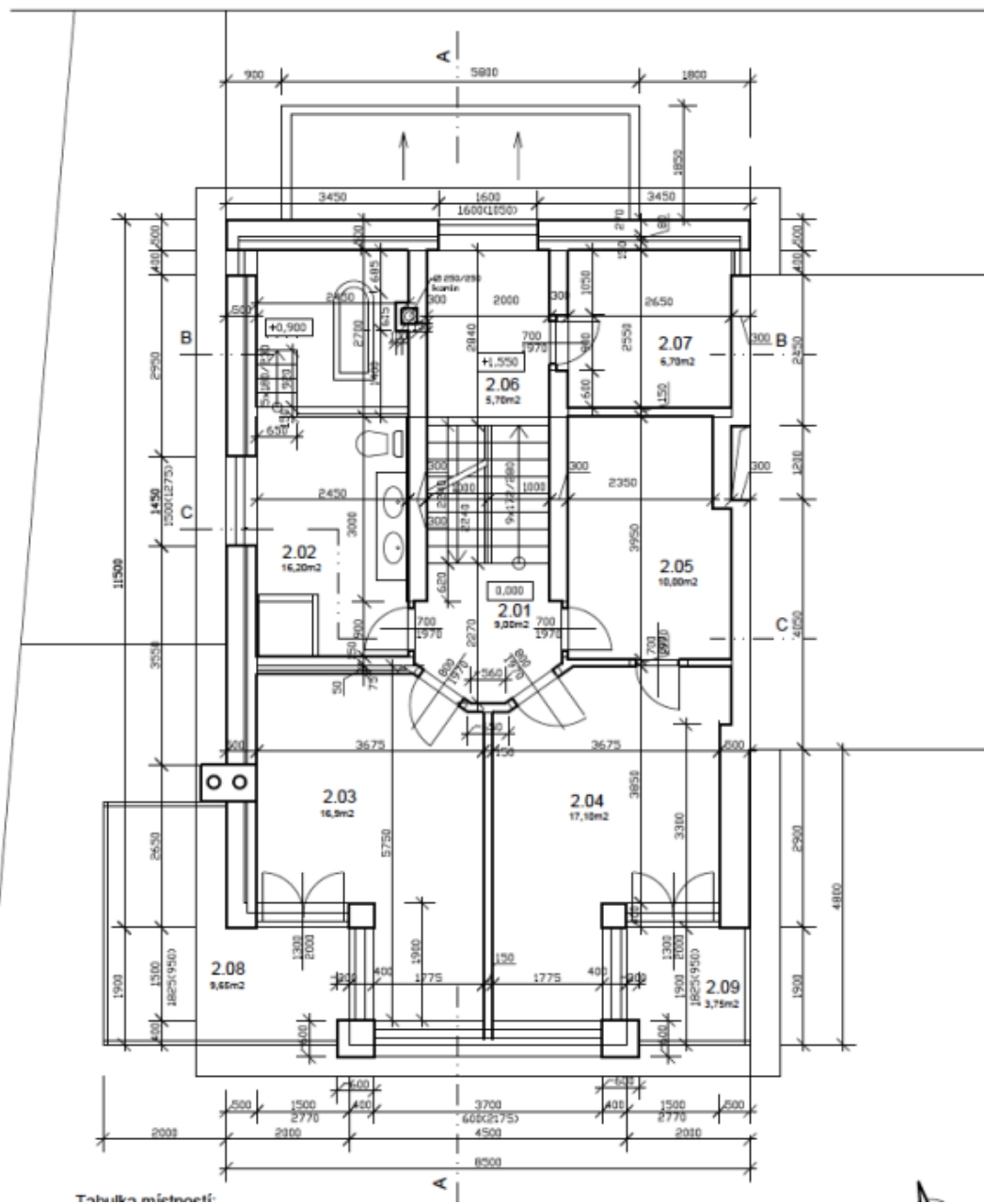




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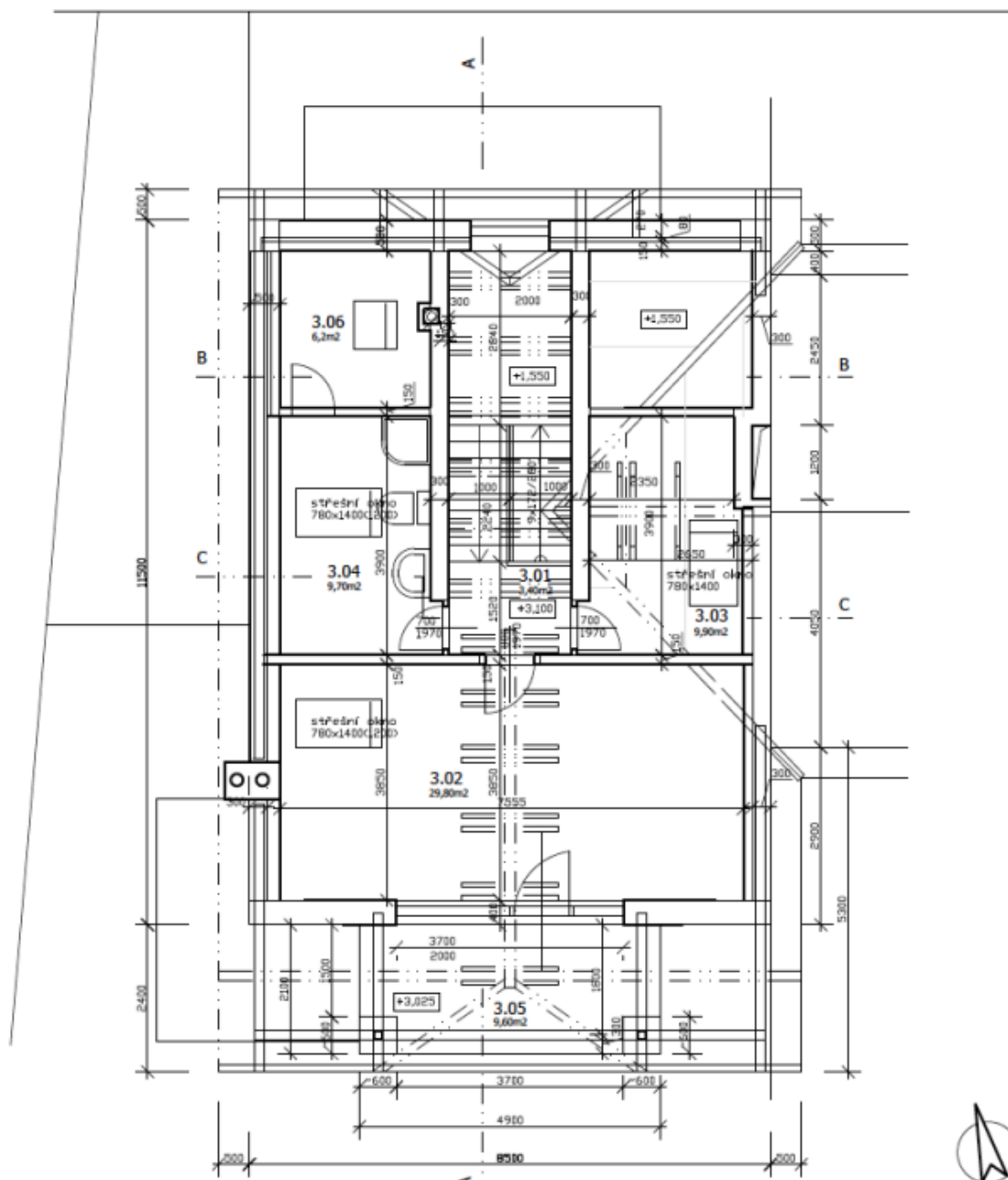
Tobuška miestnosti



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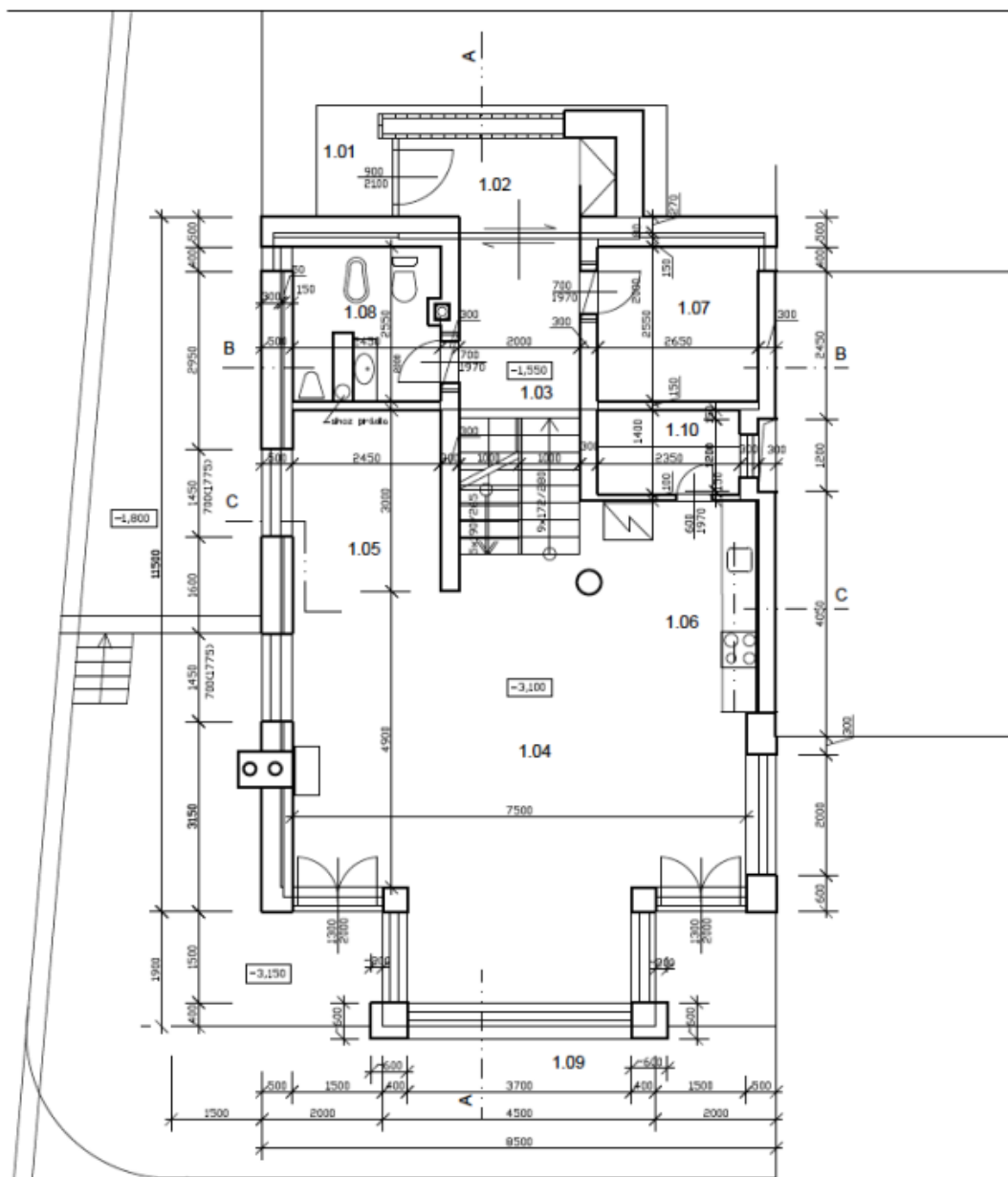




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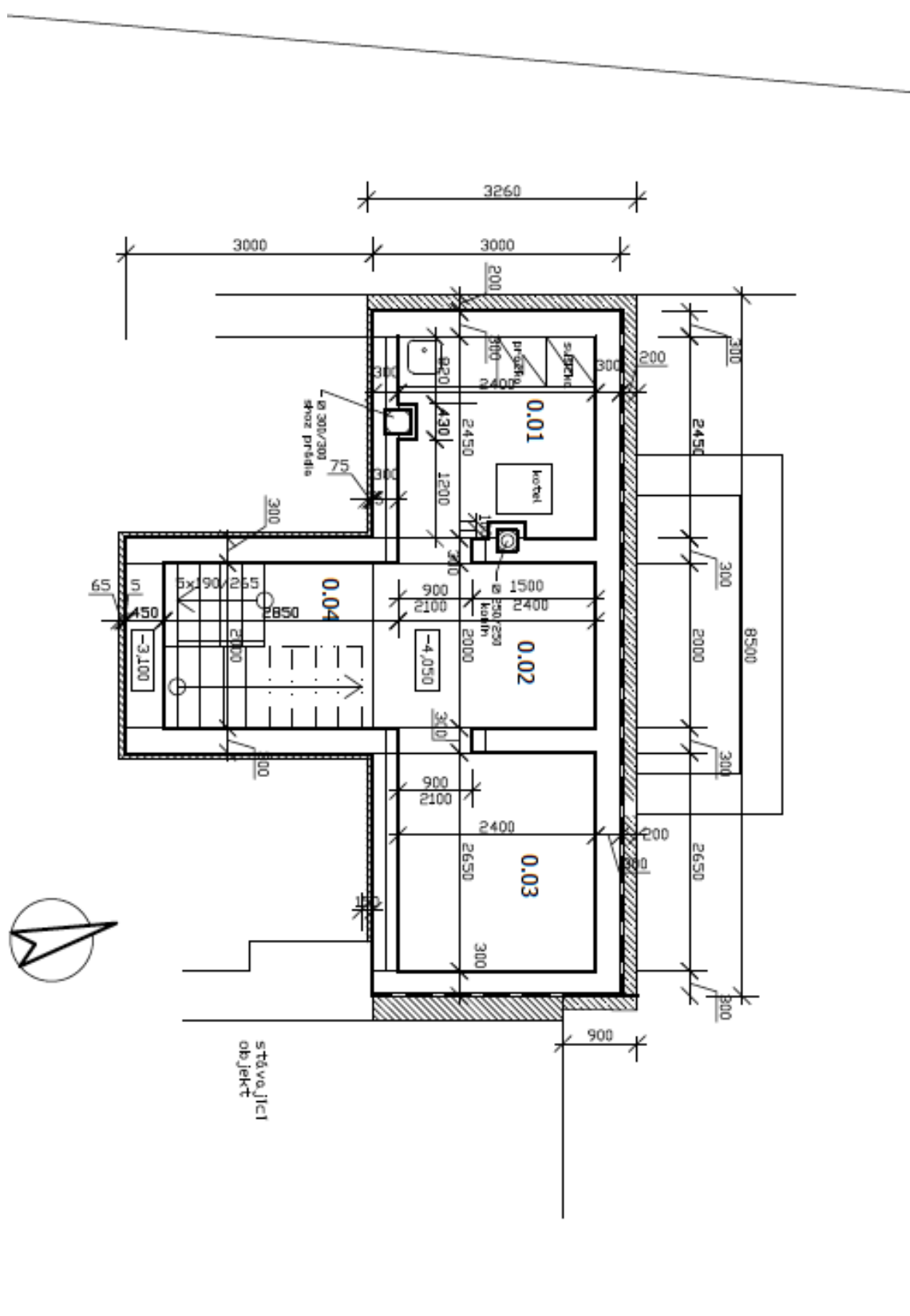




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