



## House Two-bedroom (3+kk)

Sold

140 m<sup>2</sup>, Praha-východ, Zdiby





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Usable area	140 m <sup>2</sup>
Plot	802 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Garden	663 m <sup>2</sup>
Floor area	120 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	One car garage
Garage	Yes
Cellar	-
PENB	G
Reference number	37782

This one-story brick house designed by a renowned architect with a large garden and the possibility of an extension is located in a modern residential part of a village on the edge of a nature park. Tranquillity, clean air, and views of the surrounding area are just a few of its many benefits, including that it's only few minutes' drive from Prague, with full services in the vicinity.

The main area consists of a spacious living room with a kitchen and sliding large windows leading to the **garden terrace**. There are also 2 bedrooms, a bathroom, and a separate toilet accessible from the foyer. All rooms have private access to the **southwest-facing garden**. Adjacent to the house is a **garage** accessible from the terrace that can be converted into a living room. There are also 2 parking spaces on the plot.

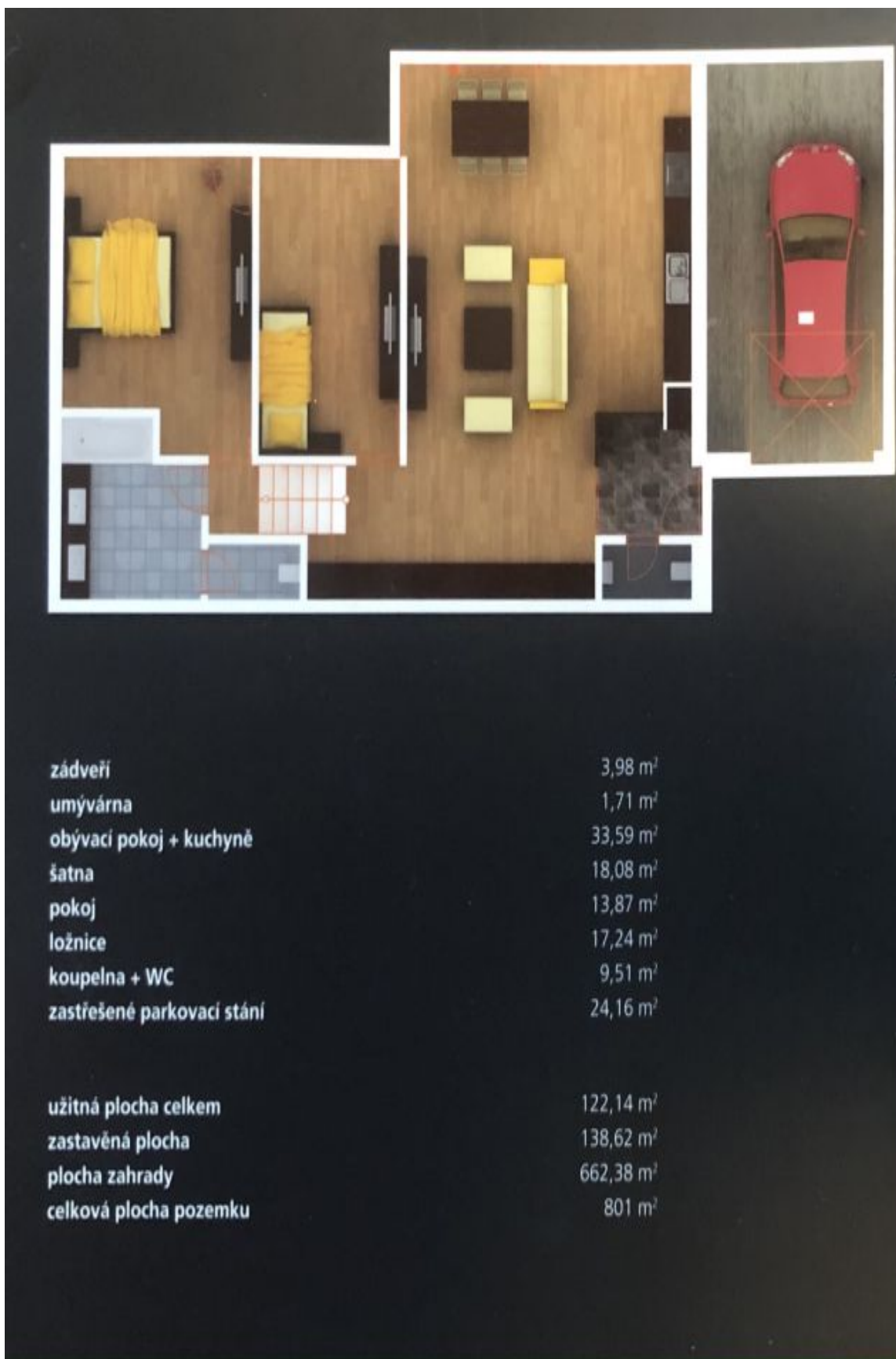
The clean interior design is not disturbed even by the radiators; there is **underfloor heating** under the large-format tiles. Large floor-to-ceiling **wooden windows** with insulated safety double-glazing let in **plenty of daylight**, which, thanks to the all-glass sandblasted door and a wall made of frosted glass, flood the interior in light. The fully equipped modern Gorenje kitchen in high white gloss is equipped with Miele appliances. The heating system ensures minimal heating costs; water is heated by an electric boiler.

The area, which is **surrounded by the unspoilt greenery of the Dolní Povltaví Nature Park**, is an **8-minute drive from the outskirts of Prague** and provides plenty of opportunities for active rest and relaxation. Cyclists will appreciate, for example, the nearby **bike trail along the Vltava River**. Klecanské gardens, Klecanský grove, or the Drahanské Valley are wonderful places for long walks. In the village, there is a post office, elementary school and kindergarten, as well as a Czech-English Montessori kindergarten, grocery stores, several restaurants, and a pastry shop.

Useable area 120 m<sup>2</sup>, built-up area 139 m<sup>2</sup>, garden 663 m<sup>2</sup>, land 802 m<sup>2</sup>.



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zádveří	3,98 m <sup>2</sup>
umývárna	1,71 m <sup>2</sup>
obývací pokoj + kuchyně	33,59 m <sup>2</sup>
šatna	18,08 m <sup>2</sup>
pokoj	13,87 m <sup>2</sup>
ložnice	17,24 m <sup>2</sup>
koupelna + WC	9,51 m <sup>2</sup>
zastřešené parkovací stání	24,16 m <sup>2</sup>
<b>užitná plocha celkem</b>	<b>122,14 m<sup>2</sup></b>
<b>zastavěná plocha</b>	<b>138,62 m<sup>2</sup></b>
<b>plocha zahrady</b>	<b>662,38 m<sup>2</sup></b>
<b>celková plocha pozemku</b>	<b>801 m<sup>2</sup></b>