



## House Five-bedroom (6+kk)

Sold

345 m<sup>2</sup>, Praha-západ, Zdiměřice, Skřivanová





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Plot	2 596 m <sup>2</sup>
Foot print	325 m <sup>2</sup>
Garden	2 271 m <sup>2</sup>
Parking	Carport parking
Garage	Yes
Cellar	-
PENB	C
Reference number	40180

This spacious, timeless villa with air-conditioning, an outdoor pool, and a large garden guaranteeing perfect privacy is part of a new residential area located in a quiet part of Zdiměřice on the west side of Průhonice Park, a UNESCO World Heritage Site. You can quickly get to Prague, the D1 highway, the Prague Ring Road, and a complete range of services.

The ground floor consists of an open, **south-facing sunny living room** with a relaxation area, kitchen, and dining room, a master bedroom with an en-suite bathroom (bathtub and shower) with access to a his and her's dressing room, a spacious study, 2 separate toilets, a pantry, and a laundry room. Upstairs, there are 2 bedrooms with a shared bathroom, a third room with an en-suite bathroom, a usable gallery, a fitted wardrobe, and storage space that can be extended to the attic.

The villa was renovated in 2020. Facilities include **air-conditioning** in all rooms, a **bio ethanol fireplace**, a **smart home system**, **wooden floors** (partly new), large-format tiles, wooden **Sapeli** interior doors, automatic **exterior blinds** (on the ground floor), plastic double-glazed windows, underfloor heating (on the ground floor), heating controlled via Wi-Fi (Nibe boiler), a **recuperative ventilation** system, a kitchen with Miele appliances (including a steam oven) and a Grohe filter faucet, a **new Miele washer and dryer**, a Jablotron **security system**, and security cameras. The house is offered with built-in furniture, including several wardrobes, shelves, and fitted wardrobes. In the garden with ornamental trees and an irrigation system, there is a **garden house** and a **gazebo** with an outdoor **fireplace** and seating area. The covered **Magiline** outdoor swimming pool with lighting has an automatic saltwater and temperature maintenance system. Parking is available **in the carport (two to four cars)** and on the property.

Nearby, there is a newly built elementary school and the prestigious Sunny Canadian International School is within a 5-minute drive. You can also find a **golf course**, tennis courts, a beach volleyball court, other sports facilities, and a playground and a **riding school**. Other civic amenities are available in the center of Jesenice, in neighboring Průhonice, or in nearby Kunratice. If you're driving to Prague you can choose between the D1 highway or the Prague Ring Road.

Usable area 345 m<sup>2</sup>, garden 2,271 m<sup>2</sup>, land 2,596 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.

