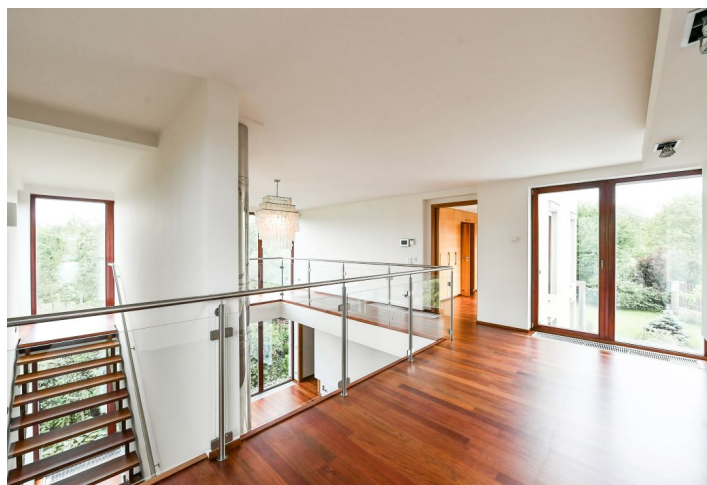
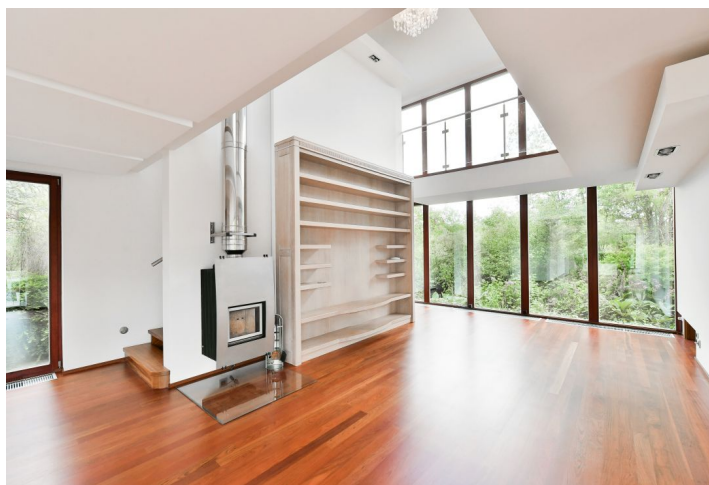




## House Five-bedroom (6+kk)

Sold

515 m<sup>2</sup>, Praha-východ, Říčany, Kubelíkova





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**Sold**515 m<sup>2</sup>, Praha-východ, Říčany, Kubelíkova

Usable area	515 m <sup>2</sup>
Plot	1 626 m <sup>2</sup>
Foot print	193 m <sup>2</sup>
Garden	1 433 m <sup>2</sup>
Floor area	440 m <sup>2</sup>
Terrace	75 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	42698

This superior modern family house kept naturally bright with plenty of daylight, with an outdoor pool and a Jacuzzi, is surrounded by a beautiful garden on a large plot in a quiet suburb of Říčany near the Rokytká Stream, between the Jureček and Pacov Ponds. The size of the plot, together with its location at the end of a cul-de-sac, guarantee perfect privacy.

The interior is spread out over 3 floors. The ground floor consists of a living room connected with a dining room and a large spacious kitchen, a walk-through study/dressing room, a guest room with an en-suite bathroom with a toilet, a separate toilet, a laundry room, and an entrance hall. Upstairs, there is a quiet area with 3 bedrooms and 2 bathrooms accessible from the **large gallery** (with the possibility of adding a study). Two rooms have access to the **balcony**. The basement hides a spacious **double garage**, technical facilities, and 2 storage rooms.

The house was approved in 2004. Emphasis was placed on the **highest quality** and **perfect workmanship** with facilities that include wooden floors throughout the house (completely renovated), and outdoor terraces made of **tropical wood**. The **fireplace** creates a cozy atmosphere during the winter. Large windows have foils against UV radiation; in addition, they can be shaded by **exterior window blinds**. The poolside terrace is shaded by remote **awnings**. The **camera system** with a connection to the central station ensure perfect safety. Heating and hot water are provided by a gas boiler. There is a house for a children's room with play elements on the plot, and the garden is maintained by an irrigation system connected to a rain pit.

Říčany has repeatedly and rightfully won the **Place with the Highest Quality of Life** title. It has a complete selection of civic amenities, and the city and the surrounding countryside also provide a wide range of **sports activities**. Within a few minutes' walk from the house is a sports complex with the **Jureček natural swimming pool** or **Pacov**, a reservoir popular among those who like to fish. There is a public bus and school bus stop in the immediate vicinity, and the city has a perfect train connection to Prague.

Usable area 515 m<sup>2</sup>, (of which interior 440 m<sup>2</sup>, terraces 75 m<sup>2</sup>), built-up area 193 m<sup>2</sup>, garden 1,433 m<sup>2</sup>, land 1,626 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.

