



House Four-bedroom (5+kk)

205 m², Praha-západ, Vrané nad Vltavou, Na Vršku

€ 873 591 | CZK 21 700 000





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Plot	452 m²
Foot print	215 m²
Garden	237 m²
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43927

This quality renovated family house with a well-equipped interior, a landscaped garden, and a unique view of the Vltava River and the steep slopes below Cukrák Hill stands in a traditional residential area of the village of Vrané nad Vltavou, surrounded by beautiful nature. Perfect access to Prague by car and train.

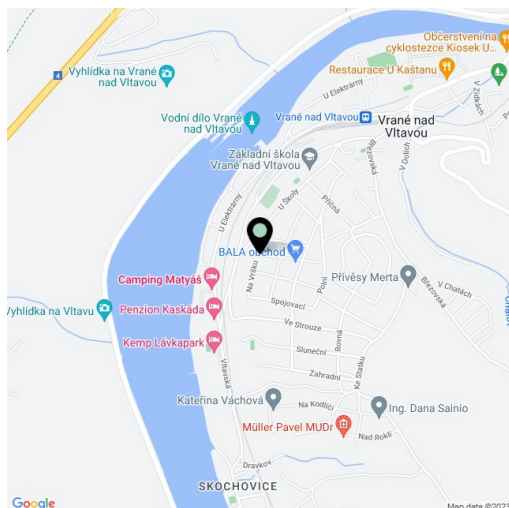
At the entrance level is a living room with a **sunny bay window**, a kitchen with a dining room, a bathroom, and an entrance hall. On the 1st floor, there are 2 bedrooms (1 with a **west-facing balcony with wonderful views**), a stairwell, and a bathroom. The 2nd floor consists of a closet and a **35-meter open area** that can be divided into 2 separate rooms. There is a **cellar** in the basement.

The house was **completely renovated** in 2020-2021. The interior is furnished to a **high standard**, including **hardwood oak floors**, a **Poggenpohl kitchen with a stone worktop and Miele appliances**, Geberit sanitary ware, and concealed shower mixers. The living room is dominated by a **wood-burning fireplace**; the house is heated by a combined pellet boiler and an electric boiler. Windows are **wooden casement**. The house is guarded by a **Jablotron** security system. The garden has a **double garage**, a **swimming pool** with filter technology, and a **water well** for watering the garden.

The house is part of a quiet part of the village of Vrané nad Vltavou, with **impressive views of the river**. All civic amenities are available in the village—a restaurant, a doctor's office, a kindergarten and elementary school, an art school, or a Sokol gym. A grocery store and pharmacy are close to the house. A **bike path** passes through the village and many **hiking trails** lead through the idyllic **surrounding Střed Čech nature park**. Excellent accessibility to Prague is ensured by trains (35 minutes to the Main Railway Station).

Usable area, of which interior 147.5 m², cellar 23.7 m², garage 33.7 m², built-up area 215 m², garden 237 m², plot 452 m².

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

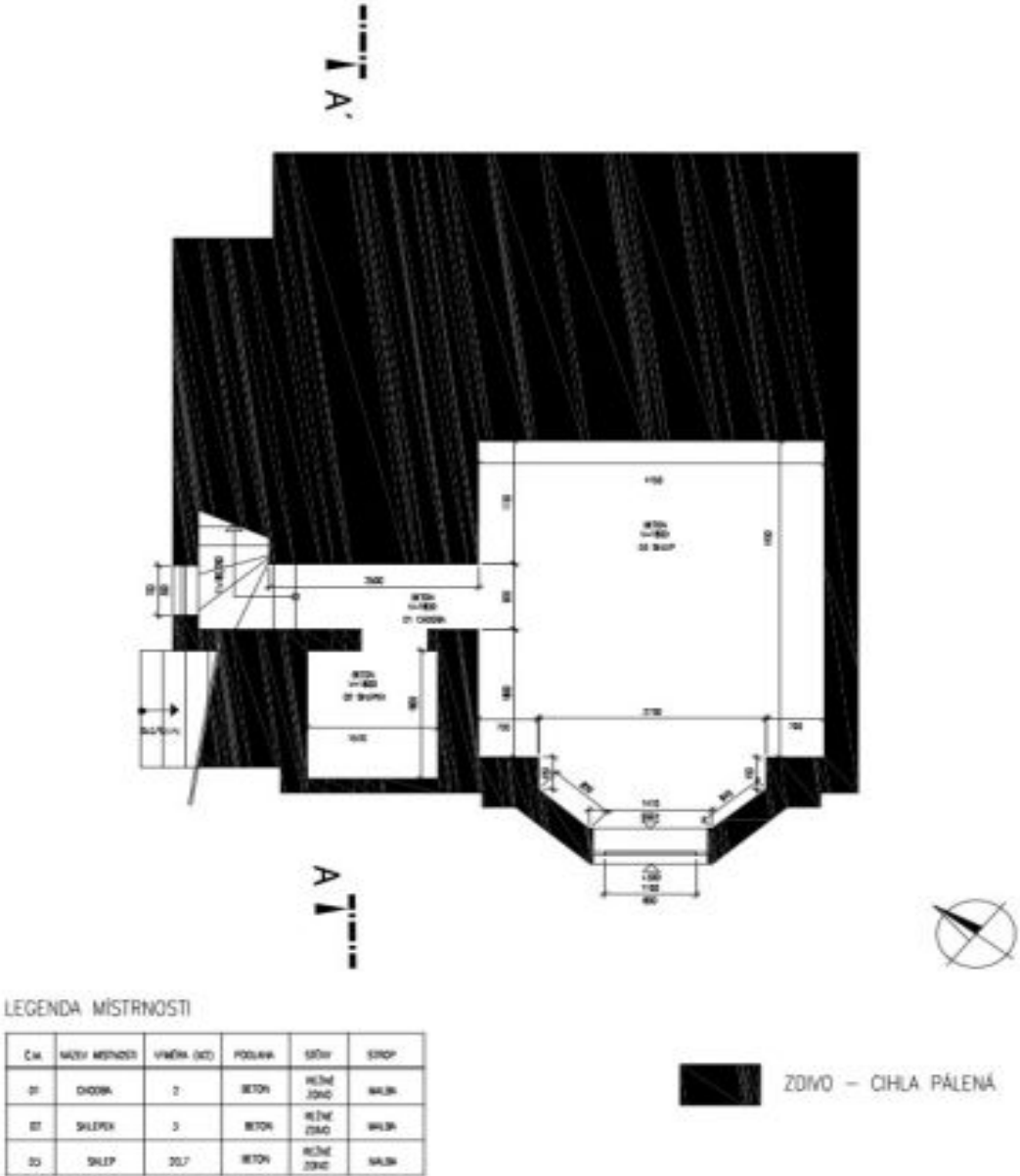




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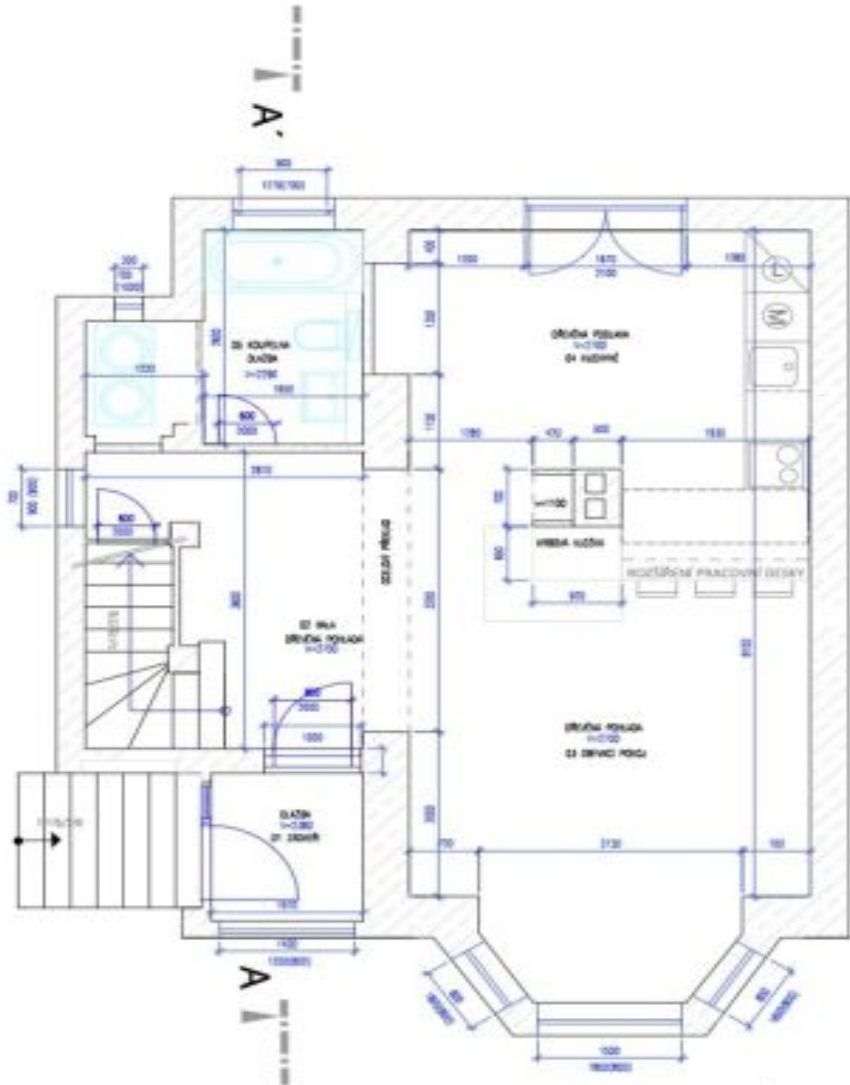




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ZDÍVO – CIHLA PÁLENÁ



LEGENDA MÍSTNOSTI

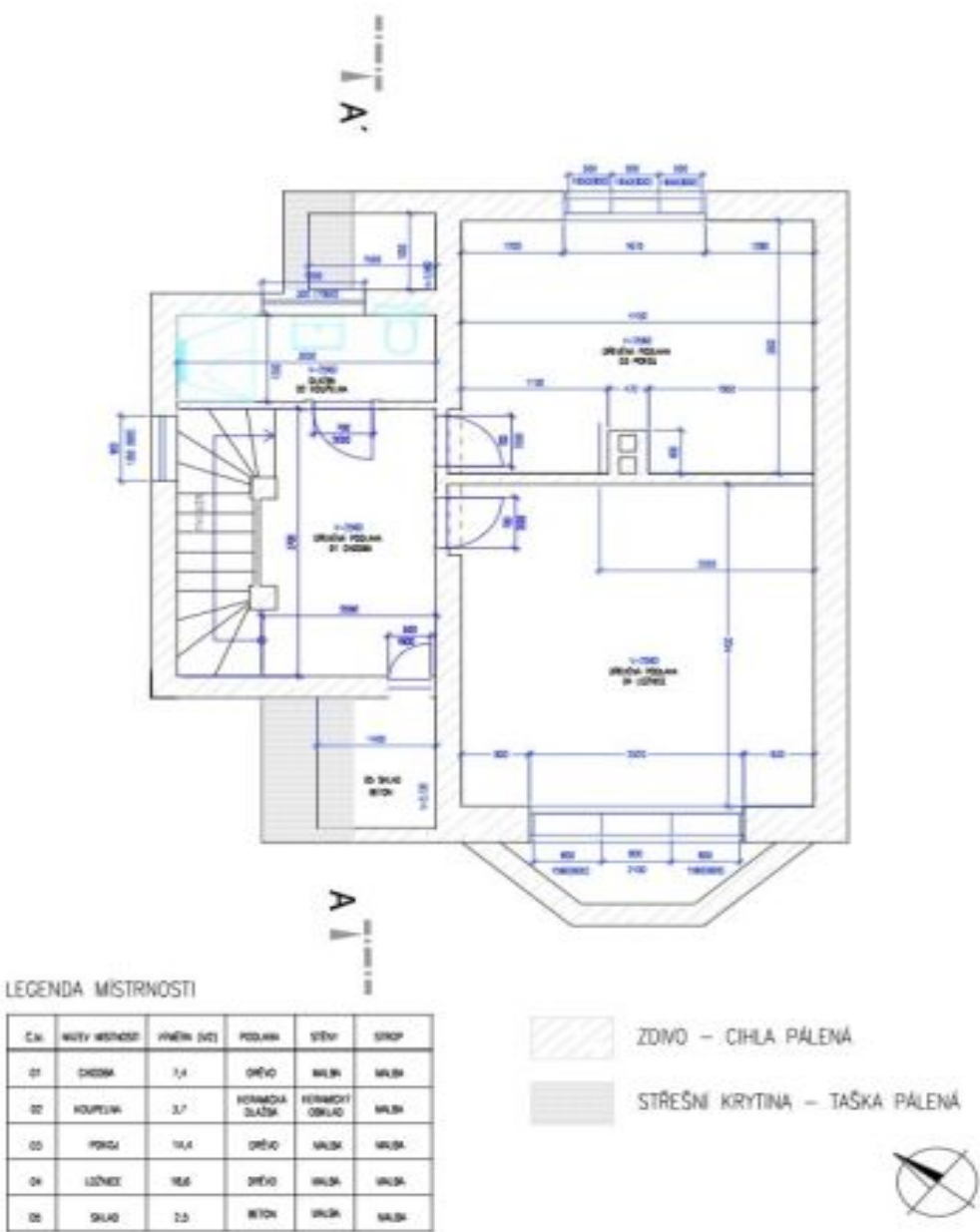
Č.č.	NÁZEV MÍSTNOSTI	VÝŠKA (M)	PODLAH	STĚNY	STROP
01	JAKOŇ	2,3	KERAMICKÁ DLAŽBA	MLSA	MLSA
02	HALA	8,9	DŘEVO	MLSA	MLSA
03	OBÝVACÍ PROSTOR	20,4	DŘEVO	MLSA	MLSA
04	KUCHĚNĚ	10,1	DŘEVO	MLSA	MLSA
05	KOUPELNA	6	KERAMICKÁ DLAŽBA	KERAMICKÝ OBKLAD	MLSA



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