

## House Four-bedroom (5+1)

€ 797 116 | CZK 19 900 000

185 m<sup>2</sup>, Praha-východ, Hrusice, U Potoka

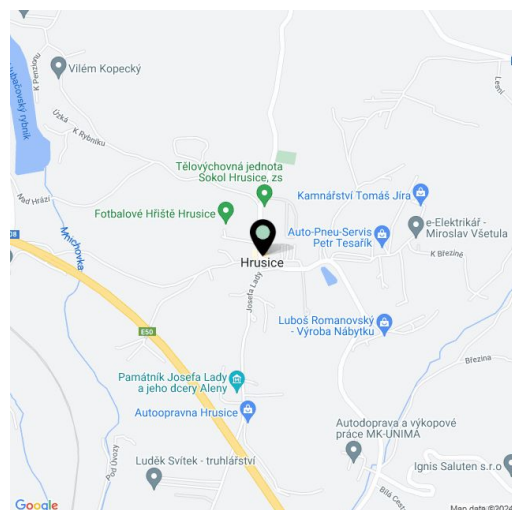


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Total area	185 m <sup>2</sup>
Plot	1 213 m <sup>2</sup>
Foot print	101 m <sup>2</sup>
Garden	1 044 m <sup>2</sup>
Floor area	151 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	104278



**This architecturally attractive, south-east facing villa ingeniously works with all the elements: water is represented in the lovely outdoor pool and a charming little creek on the land, a large garden is the earth, air flows through the large windows and doors, and fire is tamed in the home's fireplace.**

The ground floor consists of an open space that is interconnected with the outdoor area. The **outdoor terrace covered by a shading membrane** is connected to the dining room with a kitchen. The same shielding is also in the back of the house, where there is a **sitting area and a place for grilling**. Access to the garden and the **spacious swimming pool with outdoor shower** is also in the adjoining living room. Furthermore, the ground floor consists of a **study room**, a technical room, built-in wardrobes and a separate toilet. On the upper floor there is a bedroom, a separate dressing room with a bathroom and a guest room with its own bathroom and toilet. Under the roof of the house is storage space, suitable for a playroom. The house has a **garage** with a heated entry and plenty of storage space. In the upper part of the garden there is a **sitting area with a fireplace**.

The kitchen is equipped with **top-quality Miele appliances** including a coffee machine, **hot air steam oven** and induction plate, microwave oven, wine cabinet, and a practical **warming drawer for dining service**. There is a Miele washing machine and dryer in the utility room. **Aluminum windows with safety double glazing** feature blinds. **Floating Parador laminate floors** with heating, in the bedrooms also with **carpets throughout**. In the summer months, you will appreciate the well water **garden irrigation system**, and in the winter months, **heated access to the garage**. The house is heated by a **Junkers gas boiler**, the pool is heated by a **heat pump and solar panels**, which are also used to heat the water in the house. Electronic security is provided by Jablotron connected to the central security system. City sewerage and water. There is a **mature garden** around the house, which ensures **complete privacy**.

**Hrusice is a picturesque village**, made famous by **Josef Lada**, the famous Czech painter from the region. Nevertheless, the modern villa from 2010, thanks to its sensitive architecture, fits in perfectly. In Hrusice there is a kindergarten, while in the neighboring Senohrabeč, Říčany and Mníchovice there is a primary school. There are many forests full of cycling and hiking trails. **20 km by the D1 highway to the edge of Prague**. From the nearby towns of **Mirošovice** and **Mníchovice**, Prague is easily and comfortably accessible by **train**.

Total area 184.79 m<sup>2</sup>, of which interior 151 m<sup>2</sup> and

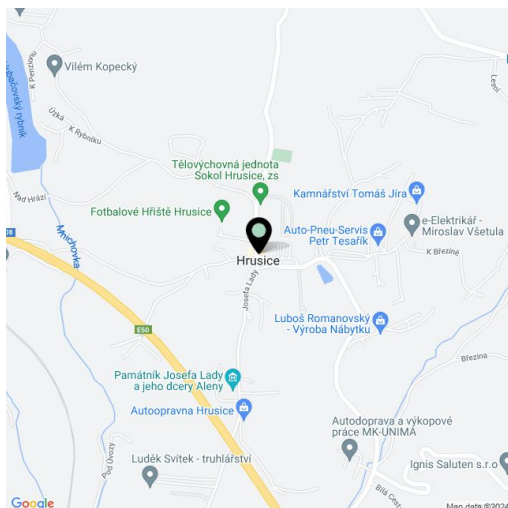
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terraces 19.5 + 14.36 m<sup>2</sup>, plot 1,231 m<sup>2</sup> (including water area - stream 69 m<sup>2</sup>).



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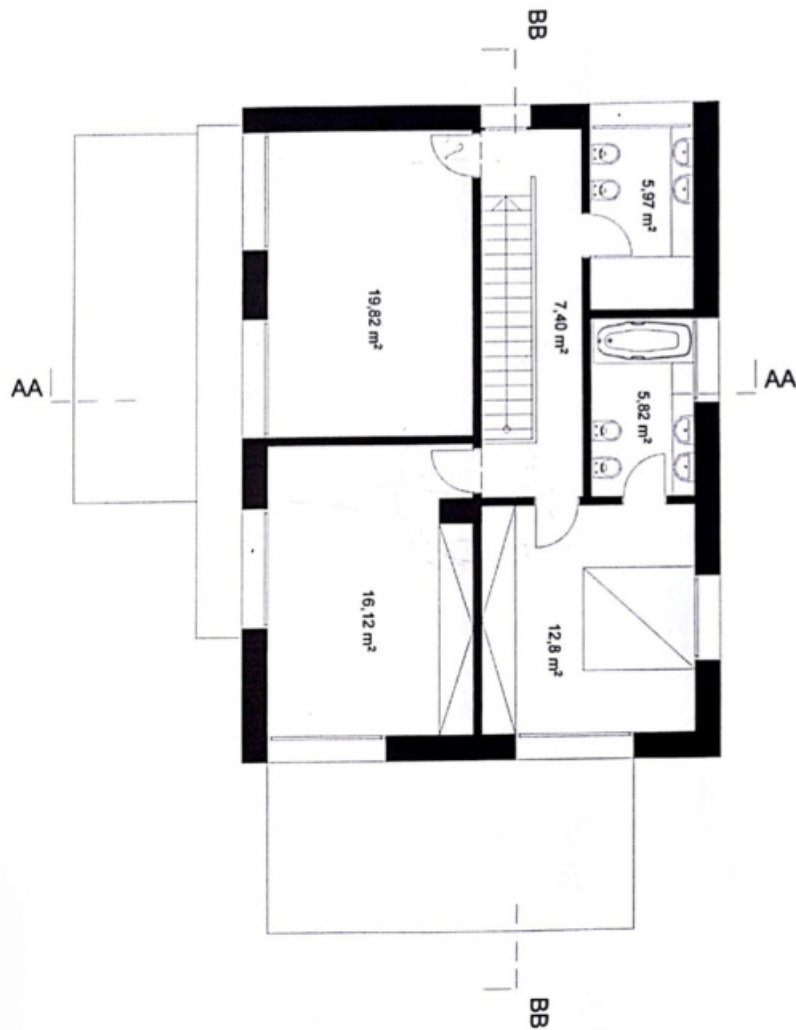


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