



House Four-bedroom (5+1)

Sold

350 m², Praha-západ, Ohrobec





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Plot	1 485 m ²
Foot print	265 m ²
Garden	1 220 m ²
Parking	Garage and 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	E
Reference number	103287

This family house with a fireplace, large south-facing garden, and a partial basement is part of a small, peaceful village located right on the edge of the Střed Čech nature park, in the neighborhood of Dolní Břežany and Prague.

The ground floor consists of a living room, a kitchen, a guest room, an airy bathroom (with a bathtub), an entrance hall, and a staircase hall. The living room has access to the **winter garden** and beyond to the **grassy garden**. On the 1st floor is a bathroom (with a shower), a master bedroom with a **dressing room and a sunny terrace**, and 2 other rooms with access to a **terrace or balcony**. The basement contains a laundry room, technical facilities, and extensive storage areas. After minor structural modifications, the house can be used for **multi-generational living**.

The construction was completed in 1996 and reconstructed in 2011. Windows are wooden with triple glazing; floors are **parquet**. A **wood-burning fireplace** is in the living room, where there is also hot water **underfloor heating** (in the kitchen and bathrooms, the floors are heated electrically), the other rooms have **designer radiators**, providing a pleasant atmosphere even on cloudy days. The heating has a central Danfoss control mechanism, the heat source is a heat pump. A camera system, security window film, motion sensors, and an alarm provides a **sense of security**. Drinking water is treated through a softener and 3 filters. Convenient parking is provided by the **garage and on 3 outdoor parking spaces**. The land can be used for **further construction**.

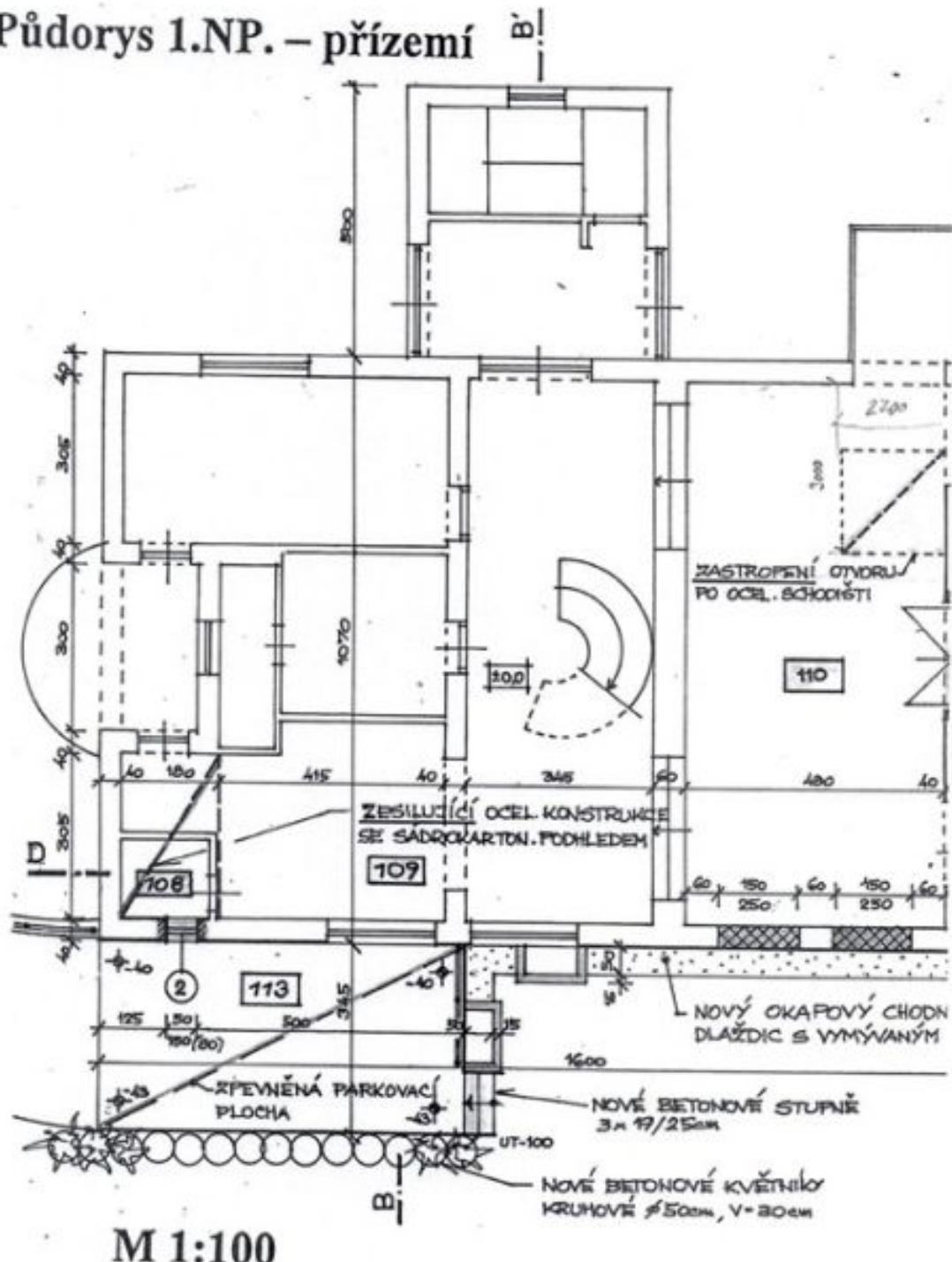
A very quiet place right next to a forest in the Jarovské údolí, high above the **Vltava River canyon**. In the village is a kindergarten and an elementary school, a grocery store, and a restaurant. The wider civic amenities are in nearby Dolní Břežany. In addition to the beautiful surrounding landscape, and having **easy reach to Prague** is also a big advantage, not only by car, but also by suburban bus or train from a stop about 6 minutes away by car.

Usable area 350 m², built-up area 265 m², garden 1,220 m², land 1,485 m².



350 m², Praha-západ, Ohrábec

Půdorys 1.NP. – přízemí





350 m², Praha-západ, Ohrábec

Půdorys 2.NP. – podkroví

