



House Four-bedroom (5+kk)

Sold

226 m², Prague 4, Šeberov, Karfíkova





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Total area	226 m²
Plot	1 023 m²
Foot print	142 m²
Garden	881 m²
Floor area	193 m²
Parking	Double garage with an EV charging station
Cellar	-
PENB	G
Reference number	109198

This family house with a practical layout and a bright, cozy interior is surrounded by a mature, well-maintained garden featuring a heated swimming pool. Its location on a cul-de-sac and the size of the corner plot ensure a high level of privacy. Hrnčíře, part of the Šeberov district, is known for its abundant greenery, and a network of bike paths allows for easy access to the surrounding forest parks.

The ground floor features a spacious living room, a sunny bay-windowed dining area connected to an open-plan kitchen, a small bathroom (shower, toilet), entry hall, and a pantry. The living area opens directly onto a terrace and the garden. The attic floor consists of four bedrooms and a large bathroom with windows, equipped with a shower, bathtub, double sink, and toilet.

The house was built in 2006, has been well maintained, and the interior continuously modernized. Floors are oak, windows are plastic, and the kitchen is fitted with a granite worktop. Heating is provided by a gas boiler, complemented by a wood-burning fireplace in the living room. The saltwater pool is heated, and photovoltaic panels connected to a battery storage system are installed on the roof. The terrace can be shaded by a new electric awning. The property includes a spacious double garage with an EV charging station, and a paved area on the plot offers parking for 2–3 additional cars. A security system with alarm ensures safety.

Hrnčíře, formerly a village with a long history—reflected in the Church of St. Procopius dating back to the 13th–14th century—now offers modern amenities including a kindergarten, grocery store, multi-purpose sports field, and EV charging point. The nearest elementary school, housed in a modern building, is about a 4-minute drive away, and private schools and preschools are also within easy reach. Public transport is provided by bus, taking 9 minutes from the nearest stop to Opatov metro station. The D1 motorway and Prague Ring Road are easily accessible by car. Nearby leisure spots include the Průhonice Castle Park and Milíčov Forest, both just minutes away by bike or car.

Total area 226.45 m² (incl. garage 33.1 m²), built-up area 142 m², garden 881 m², plot 1,023 m².

