



House Four-bedroom (5+kk)

226 m², Prague 4, Šeberov, Karfíkova

Sold

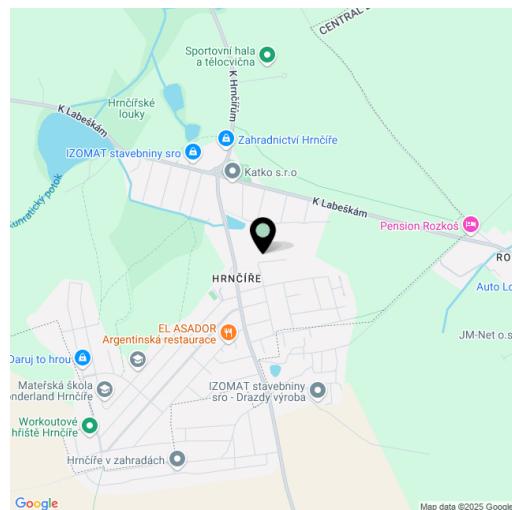




House Four-bedroom (5+kk)

Sold226 m², Prague 4, Šeberov, Karfíkova

Total area	226 m ²
Plot	1 023 m ²
Foot print	142 m ²
Garden	881 m ²
Floor area	193 m ²
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.