



House Five-bedroom (6+kk)

€ 1 638 197 | CZK 39 800 000

356 m², Prague 8, Dolní Chabry, Karla Rachůnka





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Total area	356 m²
Plot	809 m²
Foot print	217 m²
Garden	682 m²
Floor area	227 m²
Balcony	72 m²
Terrace	18 m²
Parking	Double garage, parking under a carport, on a paved area on the property, and one space on the street
Garage	39 m²
Cellar	-
PENB	A
Reference number	109693

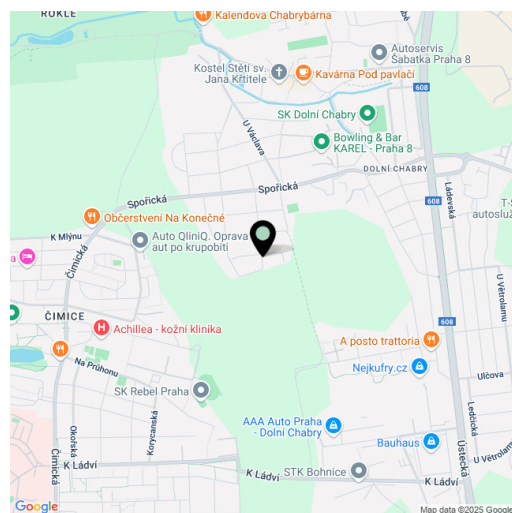
This passive air-conditioned family house with a carefully maintained garden and an outdoor swimming pool is situated on a corner plot in a pleasantly quiet area of Prague 8 – Dolní Chabry, not far from the Kobylisy metro station, the Čimický and Ďáblický forests, and the Dražanské údolí.

The ground floor of the house offers a spacious living room with an open plan kitchen, a dining area, and access to the **garden terrace**. There is also a study, a staircase hall, a walk-in closet, a utility room, a toilet, and direct access to the garage. The upper floor includes a master bedroom with an en-suite bathroom, a guest room with a walk-in closet, 2 children's bedrooms, and bathroom. The bedrooms have access to a spacious **balcony** that wraps around the entire second floor.

The house was approved for occupancy in 2011. Windows are wooden with triple glazing and **external blinds**, the interior doors are also wooden. Floors are laminate in a chevron parquet design, while the bathroom feature **natural quartzite tiles**. The entire house has **underfloor heating**, and each room is equipped with **air-conditioning units**. Heating is provided by a heat pump, and the house is also fitted with a heat recovery ventilation system and a **smart home system** with remote control for heating and blinds. The kitchen appliances are Electrolux. Parking is provided in a **double garage** with Lomax lockable doors, as well as under a carport, on a paved area on the property, and in one space on the street. The walk-in closet connects to a utility room that also serves as a laundry and drying room. The garden, bordered by a **living hedge**, is well maintained with an irrigation system and a **robotic lawn mower** (included in the price). The outdoor swimming pool with a retractable cover uses **saltwater technology**.

Convenient location on the edge of a residential neighborhood, away from main roads, ensures peace and quiet. Just a short walk from the house, there is a **private Czech-English kindergarten** and elementary school, a grocery store, and a restaurant. Kobylisy metro station is less than 10 minutes away by bus, and D8 motorway is easily accessible by car. The area is enhanced by **surrounding expansive natural parks** with a network of **bike and hiking trails**.

Total area 356.38 m² (of which interior 227.43 m², balconies 72.25 m², terrace 18 m²), built-up area 217 m², garden 682 m², plot 809 m².





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