



## House Six-bedroom (7+kk)

409 m², Praha-východ, Křížkový Újezdec

€ 777 938 | CZK 18 900 000





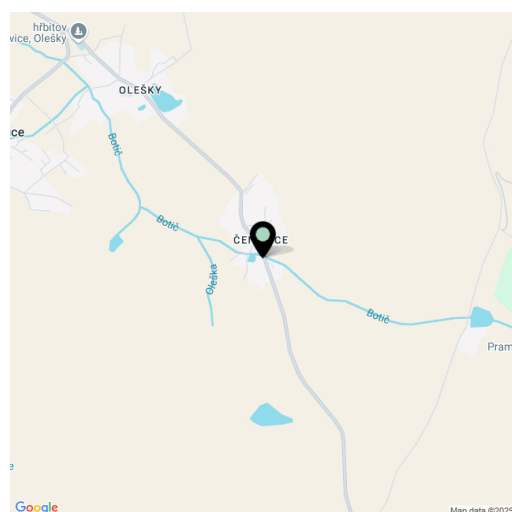


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|                  |          |
|------------------|----------|
| Plot             | 2 321 m² |
| Foot print       | 722 m²   |
| Parking          | Yes      |
| Cellar           | Yes      |
| PENB             | C        |
| Reference number | 109755   |



This family house built on the foundations of a former inn from 1841, with a barn, garage, and spacious mature garden, is located near Prague, in the small and peaceful village of Čenětice. The location of the house offers an ideal combination of living in a rural atmosphere while being within easy reach of all services the capital city has to offer.

On the ground floor of the house, there is a living room, kitchen, utility room, study (with the option to **create a sauna**), bathroom, separate toilet, guest room, entrance hall, and a room currently used as a walk-in closet. The upper floor includes 3 bedrooms, a bathroom (with a toilet and shower), and a closet with access to the attic. The basement contains **a garage, a cellar, and a workshop**. Additional space can be gained by renovating the **large, as-yet-unrestored barn**, which still has **original animal troughs** and can be transformed into a gym, swimming pool, party room, or even a breeding facility.

The brick house was approved for use in 2007, when the original structure was completely renovated and extended to its current form. The house is insulated and fitted with wooden Euro-style windows. The kitchen is fully equipped (including an induction cooktop and dishwasher), the hallway features built-in wardrobes, and the living room has **a wood-burning stove**, while the primary heating source is a heat pump. The house is connected to the municipal water supply and sewerage system, and it also has its own **well** and borehole for watering the expansive garden. The garden is carefully maintained, divided into **ornamental and utility sections**, and features several **romantic seating nooks** and **mature standalone trees**. There is also a small **pond** on the property, where you might spot **common frogs**, which naturally help with pest control in the garden.

The village of Čenětice benefits from a convenient location on the **outskirts of Prague**, with quick access to Jesenice and Říčany, both offering excellent civic amenities. **The Sunny Canadian International School** is less than a 10-minute drive away, and several other private and public schools and kindergartens are also within easy reach, as are the **PGA National golf club** and **a riding stable**. Direct suburban buses connect the village to the Budějovická metro station in about 30 minutes from a stop just 100 meters from the house. The property also has easy car access to the Prague Ring Road and D1 highway. The surrounding Central Bohemian landscape offers **bike and hiking trails**.

Floor area of the house 408.8 m², built-up area (incl. courtyard and barn) 722 m², garden 1,440 m², plot 2,162 m².

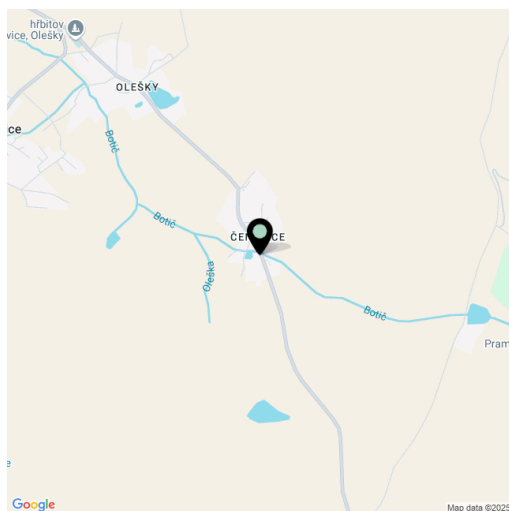


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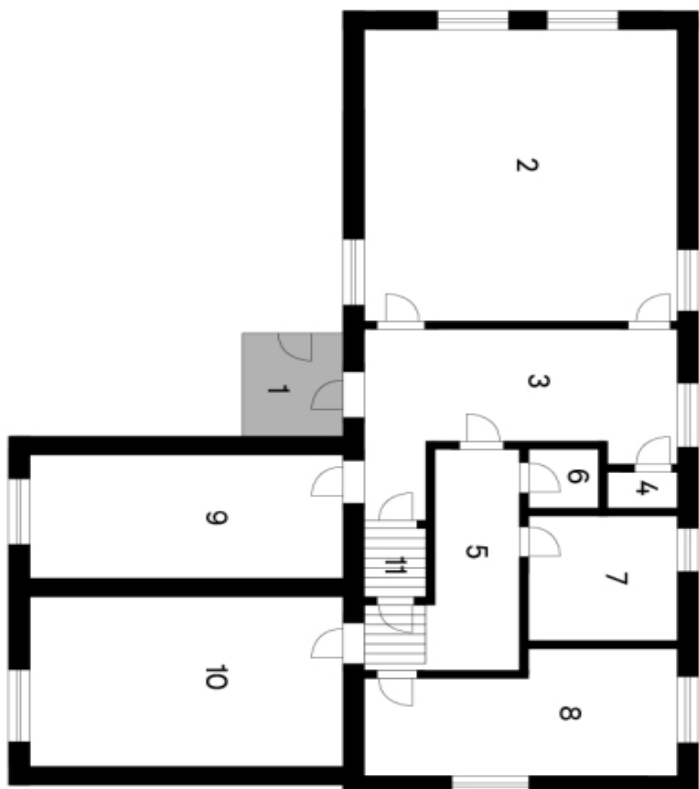
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Čenětice

Rodinný dům 7+kk

1. NP

|    |               |         |
|----|---------------|---------|
| 1  | Předstř       | 44,8 m² |
| 2  | Obývací pokoj | 20,5 m² |
| 3  | Kuchyně       | 1,5 m²  |
| 4  | Spíž          | 11,9 m² |
| 5  | Chodba        | 2,3 m²  |
| 6  | WC            | 9,3 m²  |
| 7  | Koupelna      | 16,2 m² |
| 8  | Ložnice       | 18,9 m² |
| 9  | Pracovna      | 25,8 m² |
| 10 | Ložnice       | 2,1 m²  |
| 11 | Schodiště     |         |







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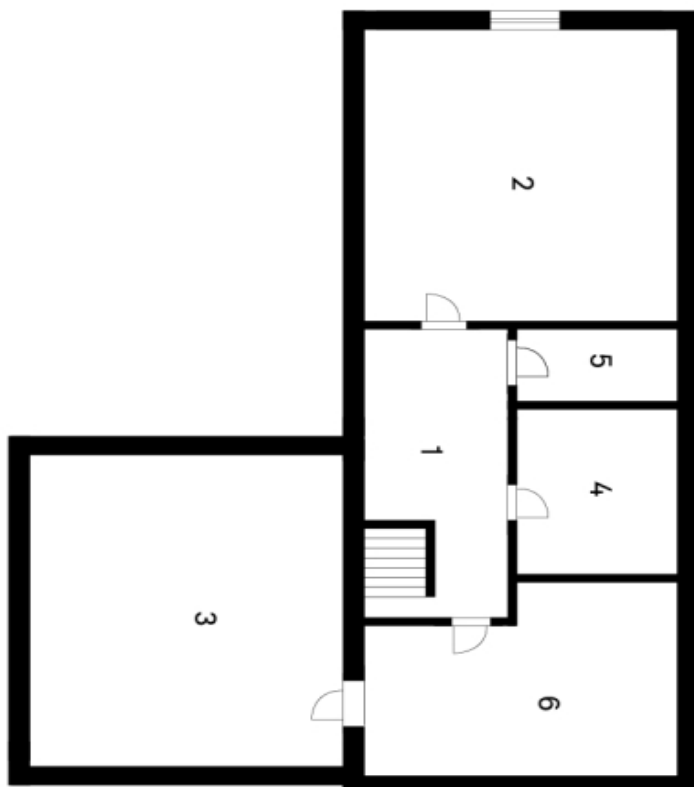
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Čeněnice

Rodinný dům 7+kk

2. NP

|   |          |         |
|---|----------|---------|
| 1 | Hala     | 52,6 m² |
| 2 | Ložnice  | 47,5 m² |
| 3 | Ložnice  | 46,6 m² |
| 4 | Koupelna | 13,9 m² |
| 5 | Šatna    | 6,5 m²  |
| 6 | Ložnice  | 25,5 m² |



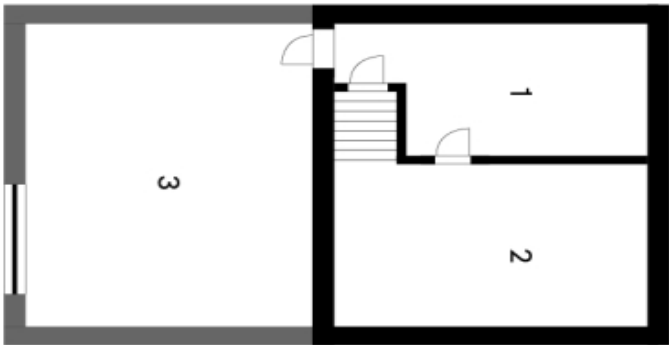


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|   |           |         |
|---|-----------|---------|
| 1 | Chodba    | 18,9 m² |
| 2 | Kotelna   | 27,3 m² |
| 3 | Garáž     | 46,6 m² |
| 4 | Schodiště | 2,1 m²  |



Čenětice

Rodinný dům 7+kk

1. PP