



House Five-bedroom (6+kk)

€ 1 294 166 | CZK 31 500 000

327 m², Praha-západ, Všenory, Za Stodolou



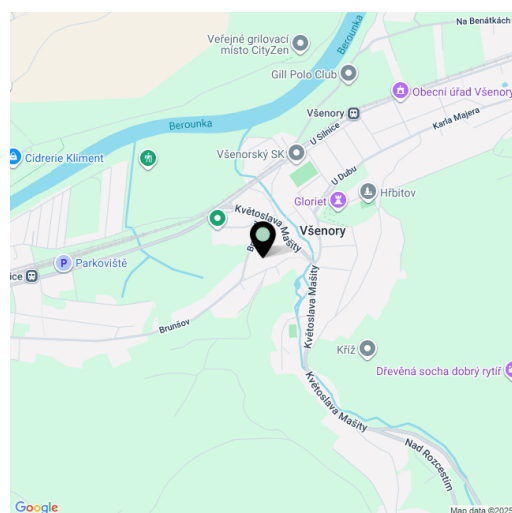


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Plot	1 540 m²
Foot print	285 m²
Garden	1 238 m²
Parking	Double garage
Cellar	-
PENB	A
Reference number	109836



This exceptionally energy-efficient air-conditioned house with a heated double garage is located in the immediate vicinity of Všenory Castle. The spacious plot with two cascading ponds and a mature garden ensures complete privacy, while the terrace offers views of the green Berounka Valley.

The main living area is situated on the 1st floor and consists of a spacious living room connected to the kitchen and dining area. The quiet zone is practically separated from the social area and includes a master bedroom with an en-suite bathroom and access to the **terrace**, two additional bedrooms, and a guest room with its own bathroom. There is also a laundry room on the upper floor. On the ground floor, there are two utility rooms, a laundry room, a walk-in closet with storage space, an office with a private entrance, and a bathroom with a toilet. In total, the house offers four toilets. From the **terrace**, which can be shaded with an electrically operated **awning**, an outdoor staircase leads down to the **garden**.

Approved in 2010, the house has an energy class A rating. The windows are triple-glazed plastic with automatic external shutters, and the floors combine tiles and carpets. Features include a kitchen unit with a **granite** **worktop**, a wood-burning fireplace, **Toshiba** air-conditioning in all bedrooms and the living room, a Husky central vacuum system, a 300-liter boiler, a preparation for a hot tub, and water filtration. Heating is provided by **underfloor heating** throughout the house, powered by an **IVT heat pump** with **two 100-meter boreholes**. The house is exceptionally well insulated and secured by a **Jablotron** alarm system; the garage door and sliding gate are powered by **Hörmann** electric drives. A highlight of the automatically irrigated, meticulously maintained garden is the two cascading **ponds with a waterfall**.

The property is located on a cul-de-sac just a 5-minute walk from a wellness center with bowling, as well as restaurants and a hair salon. The peaceful natural surroundings near the Chapel of St. John the Baptist are perfect for walks in the adjacent forest, along the grassy banks of the **Berounka** River, swimming under the Mokropsy weir, or cycling through the picturesque Central Bohemian countryside. Thanks to comfortable train connections to the center of Prague – every 15 minutes during peak hours – **Všenory** has been an attractive residential location since the mid-19th century. The village itself offers a kindergarten and elementary school, grocery stores, doctors, a municipal office, restaurants, and cafés, with additional services available in the neighboring towns of Černošice and Dobruška.

The price does not include interior furniture, which may be purchased separately upon agreement.



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Total area 327 m², built-up area 284 m², garden 1,238 m², plot 1,540 m².

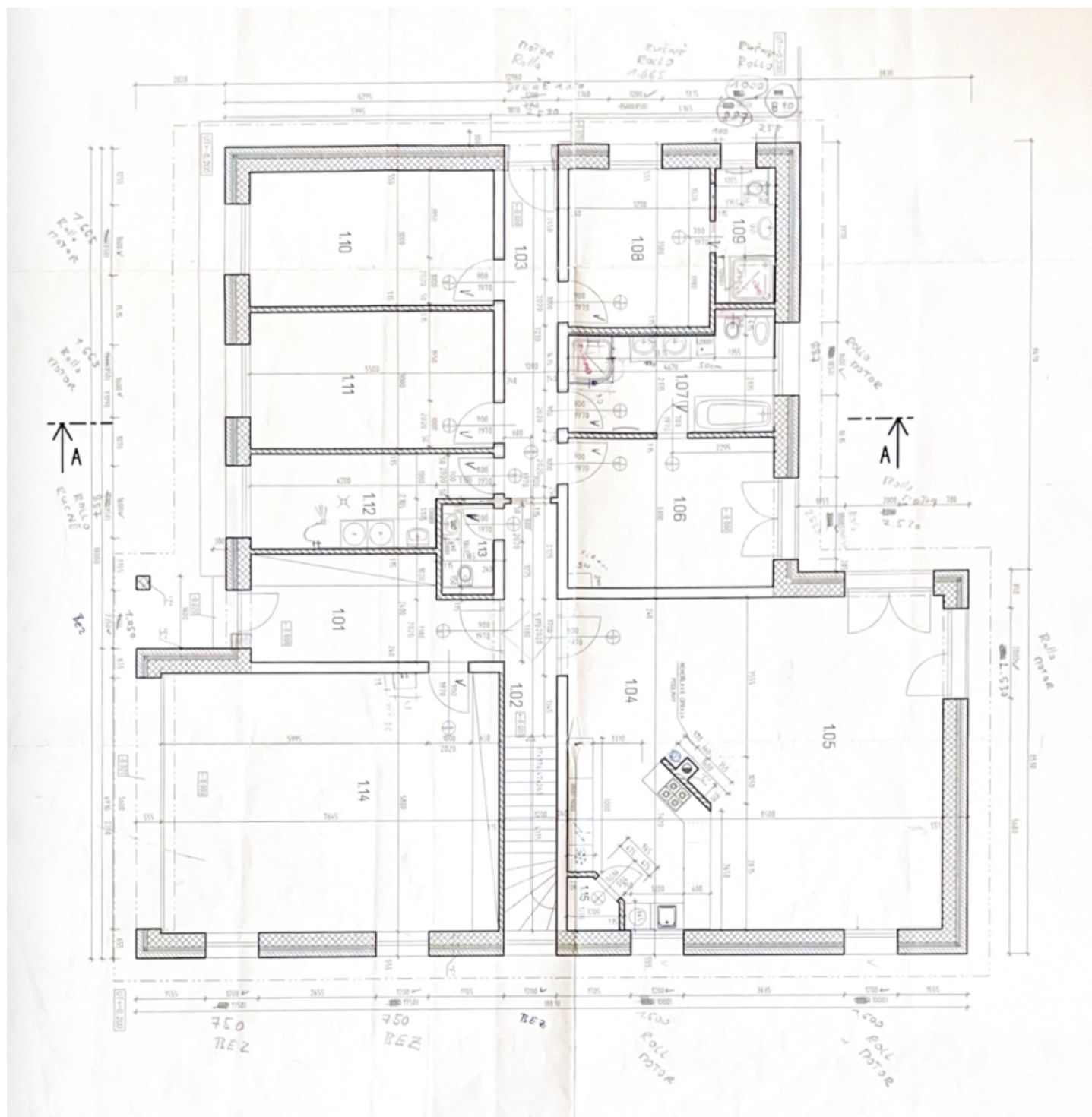




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