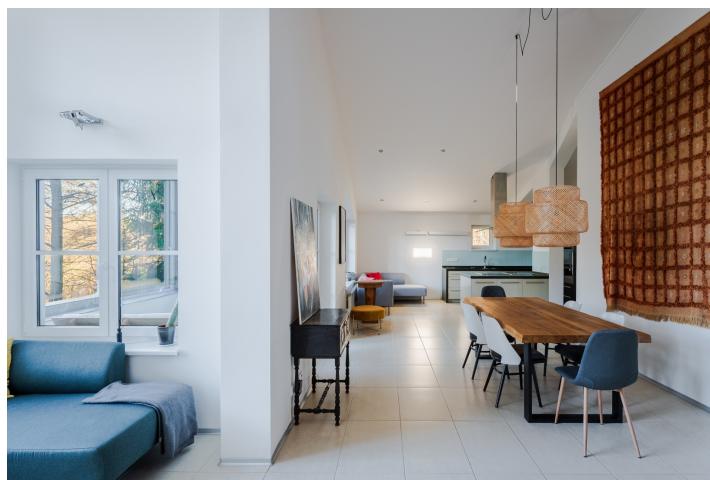
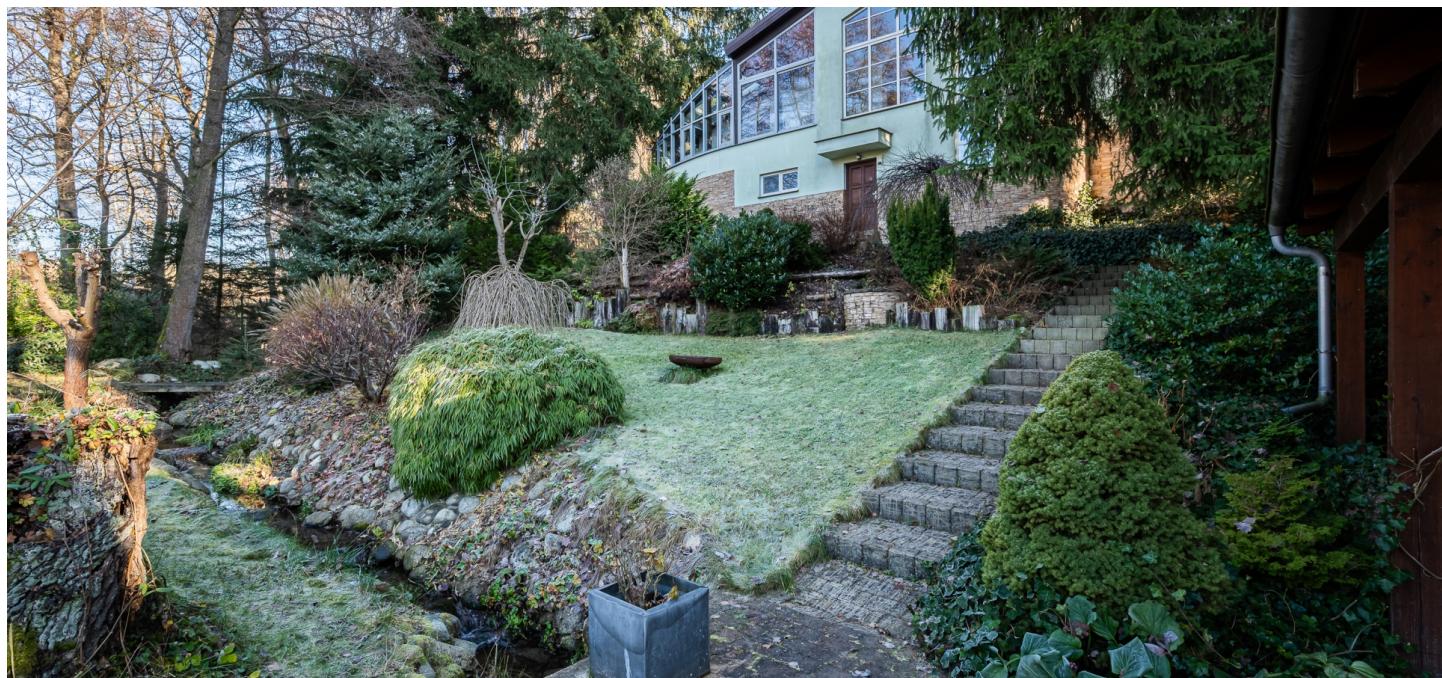




## House Three-bedroom (4+kk)

€ 571 311 | CZK 13 900 000

165 m<sup>2</sup>, Praha-východ, Kamenice, Karmínová



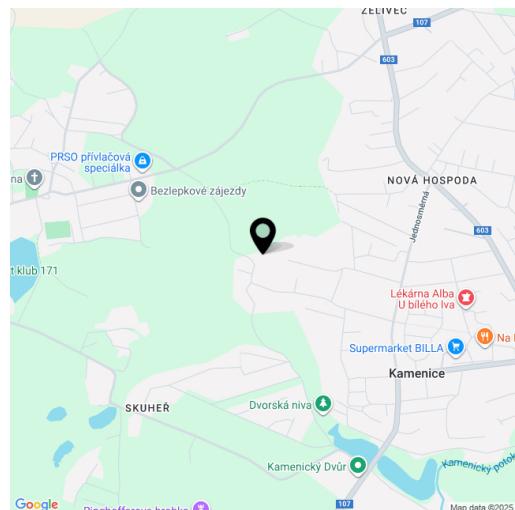


## House Three-bedroom (4+kk)

€ 571 311 | CZK 13 900 000

165 m<sup>2</sup>, Praha-východ, Kamenice, Karmínová

Total area	165 m <sup>2</sup>
Plot	1 017 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Floor area	155 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
<b>Parking</b>	1 parking space under a carport, one in front of it, and six additional spaces on the plot
<b>Cellar</b>	-
<b>PENB</b>	C
<b>Reference number</b>	111387



**The distinctive architecture of this family home, designed around space and west-facing views, is further enhanced by its exceptional setting in a beautiful sloping garden with a flowing stream. The house is located at the very end of a quiet cul-de-sac in Kamenice, in the heart of the picturesque Posázaví region, approximately 30 km southeast of Prague's city center.**

The main living area of the three-story house is located on the first floor and consists of a spacious kitchen with a dining area and a **glazed winter garden** that seamlessly connects to the living room with 5-meter-high ceilings. Exposed wooden beams, a **fireplace stove**, and a minimalist staircase leading to the gallery create a warm and inviting atmosphere. This level also includes a master bedroom with an **en-suite bathroom** (shower, double sink, toilet), a second bedroom, and a separate toilet. Both bedrooms have direct access to the **terrace**. The ground floor features a bathroom with a shower, toilet, and washing machine connection, a utility room, and an entrance hall.

The house, approved for occupancy in 2009, is in very good technical condition. It features plastic double-glazed windows and large-format tiled floors throughout. The amenities include a fully fitted kitchen with a **cooking island**, a central vacuum system, a **smart home system**, and a security system. Underfloor heating is installed throughout the entire house and is connected to an electric boiler. Underfloor heating runs throughout the entire house and is connected to an electric boiler. The garden includes a **water well**, a septic tank (construction of a municipal sewer system is planned for 2026), a covered parking for two cars, and six additional parking spaces on the property, 1 parking space under a carport, one in front of it, and an additional six spaces on the property.

**Kamenice** is situated in the charming recreational area of **Posázaví**, approximately 8 km southeast of Prague's boundary. The landscape, rich in forests, ponds, hiking trails, and bike paths, is divided into several local parts. The central area offers a supermarket, a cultural center, several restaurants and cafés, as well as a kindergarten and elementary school. Nearby Struhařov features a **golf course**, while Štiřín is home to a château surrounded by an extensive park. Transportation links are provided by suburban bus services, and access to the Prague Ring Road near Jesenice is approximately 10 km away.

Total area 165 m<sup>2</sup> (of which interior 155 m<sup>2</sup> and terrace approx. 10 m<sup>2</sup>), built-up area 139 m<sup>2</sup>, plot 1,017 m<sup>2</sup>.

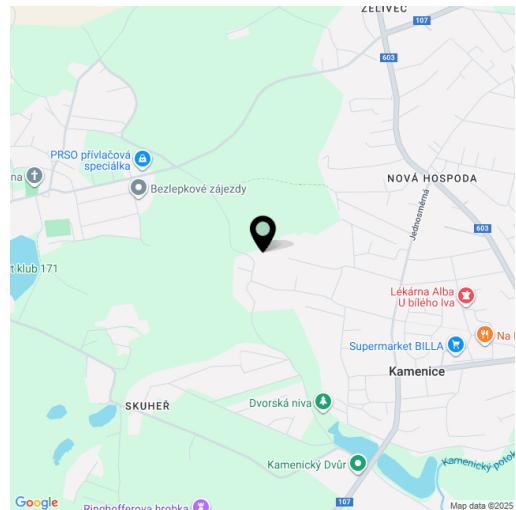


## House Three-bedroom (4+kk)

€ 571 311 | CZK 13 900 000

165 m<sup>2</sup>, Praha-východ, Kamenice, Karmínová

<b>Total area</b>	165 m <sup>2</sup>
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## House Three-bedroom (4+kk)

165 m<sup>2</sup>, Praha-východ, Kamenice, Karmínová

€ 571 311 | CZK 13 900 000

