



## House Four-bedroom (5+kk)

€ 986 031 | CZK 24 000 000

238 m², Praha-východ, Předboj, Velkoveská







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Total area	238 m²
Plot	749 m²
Foot print	134 m²
Garden	581 m²
Floor area	221 m²
Terrace	17 m²
Parking	2 parking spaces
Cellar	Yes
PENB	G
Reference number	111405

The distinctive rural style of this two-story family home with a garden and summer house with a cellar is part of a development in the historic core of Předboj, a village whose history dates back to the 13th century. Once an important stop along the old Imperial Road, it is now experiencing dynamic growth supported by a modern golf resort with a restaurant and café.

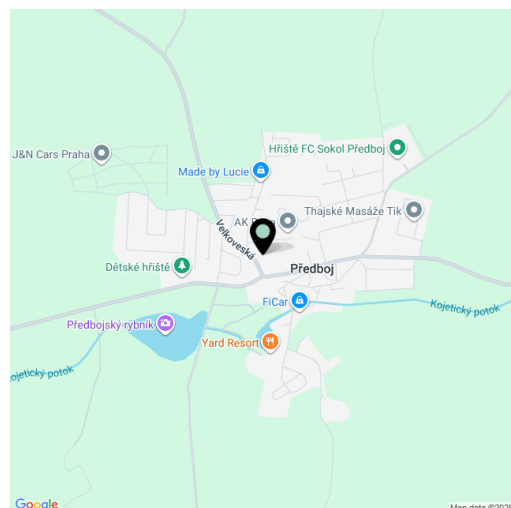
On the ground floor, the main living area faces east and opens onto the **garden**. It comprises a living room with access to a covered **terrace** and connected to the dining area and a kitchen with a **pantry**. This space is enhanced by double-height ceilings and exposed **beams**, giving it a unique character. The ground floor also includes two bedrooms, a bathroom with a bathtub and toilet, and a utility room. From the entrance hall, you can access a second bathroom with a shower and toilet, as well as the staircase leading to the upper floor. The upper floor features a third bedroom with a large **walk-in closet** and a spacious open gallery.

From the terrace, you can descend to a smaller paved area shaded by mature trees, leading to a garden that offers maximum privacy. At the far end of the garden stands a romantic summer house with a wood-burning stove, seating area, and **wine cellar**. A spacious storage room is available for seasonal equipment. The property also includes a **water well** connected to an irrigation system and **two parking spaces**.

The house was officially approved in 2005 and features **wooden euro windows**, wooden floors, and custom-made entrance doors. The furnishings include a fully equipped kitchen, a **wood-burning stove**, and two water heaters. The property is heated by an electric boiler, with **underfloor heating** installed in the kitchen, entrance hall, and bathrooms. The house is protected by a security and camera system.

The Central Bohemian village of **Předboj** is located approximately 10 kilometers from the northern border of Prague and is easily accessible by car via the **D8 highway** or by bus from the Ládví metro station. Local amenities include a grocery store, a municipal office, a library, and a kindergarten. Leisure activities are abundant, including several children's playgrounds, a **golf course** with a four-star hotel, café and restaurant, and two ponds. Another pond in the village is maintained by an active fishing association. Larger shopping trips can be made in nearby Neratovice or Letňany.

Total area 237.89 m² (of which terrace approx. 17.2 m²), garden 581 m², plot 749 m².



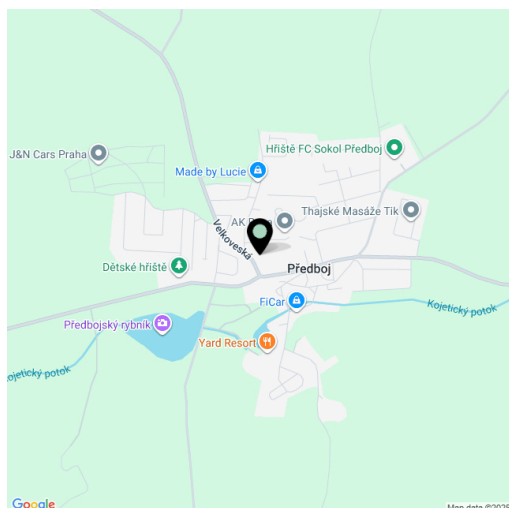


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