



## House Three-bedroom (4+kk)

Sold

169 m<sup>2</sup>, Praha-západ, Jesenice





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Plot	972 m <sup>2</sup>
Foot print	136 m <sup>2</sup>
Garden	836 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
PENB	B
Reference number	19553

**New British style house from 2010 with an outdoor pool and a spacious pergola, located near the popular residential location of Průhonice, just a stone's throw away from the vast Průhonický Park and a 15-minute drive from the Chodov shopping mall and metro station (line C).**

The ground floor consists of an entrance hall, a central hall, an open plan living room with a kitchen, a dining room, a **fireplace**, and French windows, from where you can access the covered terrace and garden, a separate toilet, and a storage / boiler room. A staircase from the central hall leads to the first floor, which consists of a bright gallery, 3 bedrooms (main includes an en-suite walk-in closet), and a large bathroom with a bathtub, shower, and toilet.

Features include oak floors, carpets and tiles, new wooden Euro windows, roller blinds, attic storage space, heating provided by a gas boiler, a **security door, cameras, an alarm system**, and a preparation for pool heating. Next to the house, there is a garage that may be extended in the future. **The purchase price includes all of the equipment and furniture.**

A quiet and peaceful location within easy reach of all amenities. There is a kindergarten and elementary school, a football field and a children's playground, a grocery store, and a library in the village. The prestigious **Sunny Canadian International School** is a 4-minute drive away. Thanks to the **proximity of the D1 motorway** and the Prague Ring Road, the location is easily accessible by car. The dominant feature of the village is the castle, which originated from a former fortress. The surroundings offer many opportunities for sports and relaxation in the countryside. The extensive **Průhonice Park** and **Dendrological Gardens** are a short walk away. In neighboring Čestlice, there is a wide range of shopping opportunities and the Aquapalace sports and relaxation complex.

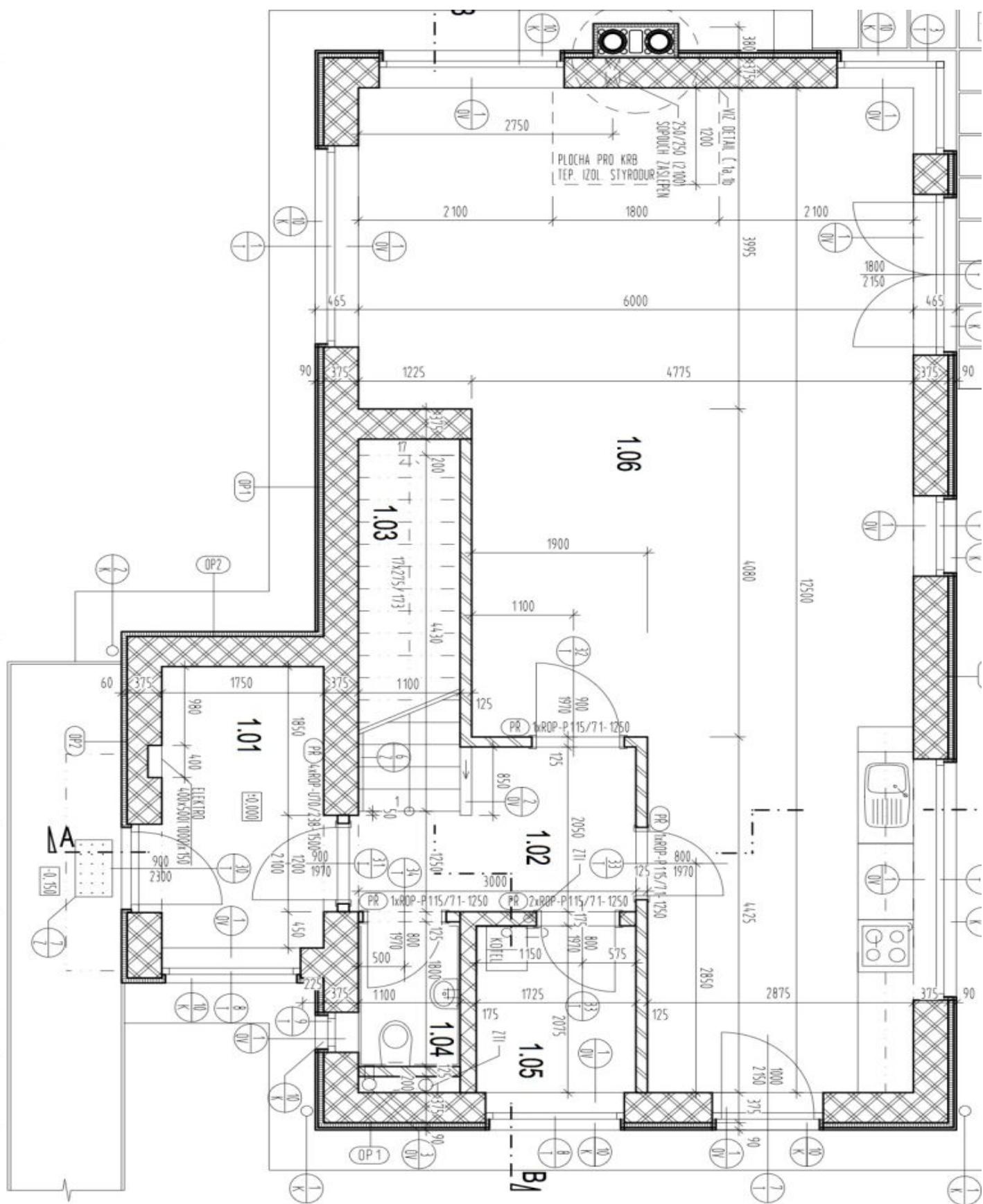
Interior 170 m<sup>2</sup>, built-up area 136 m<sup>2</sup>, garden 870 m<sup>2</sup>, plot 972 m<sup>2</sup>.



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