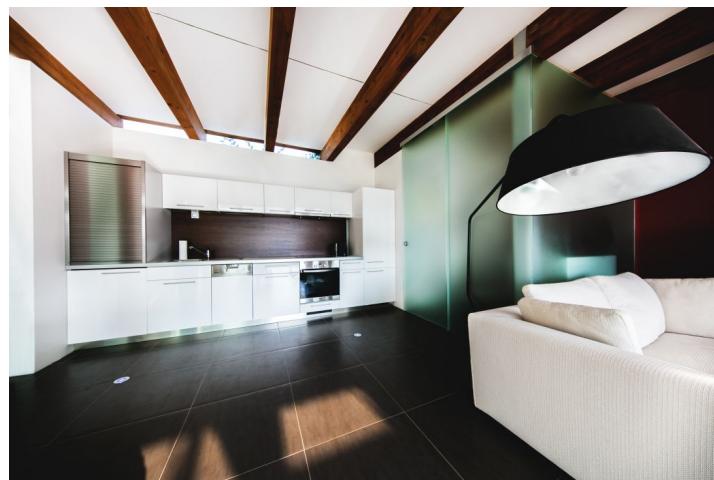




House Two-bedroom (3+kk)

Sold

120 m², Praha-východ, Zdiby, Vilapark



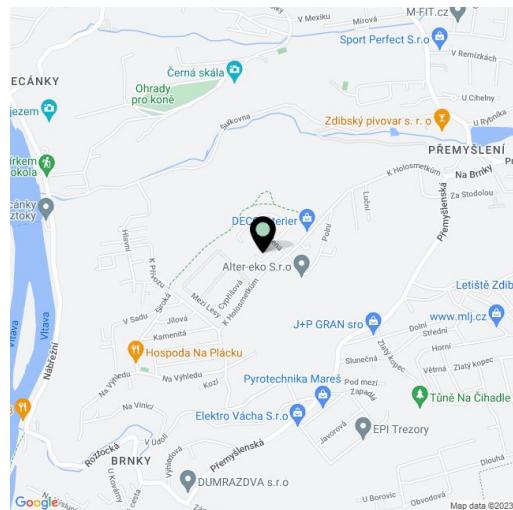


House Two-bedroom (3+kk)

Sold

120 m², Praha-východ, Zdiby, Vilapark

Total area	120 m ²
Plot	919 m ²
Foot print	139 m ²
Garden	781 m ²
Floor area	100 m ²
Terrace	20 m ²
Parking	One car garage
Garage	Yes
Cellar	-
PENB	G
Reference number	28449



This one-story villa by architect Ján Strcula, with a large garden and the possibility of an extension, is located in a modern residential district on the edge of a natural park. Silence, clean air and views of the surrounding area, just a few minutes from Prague, with all services in the immediate vicinity.

The main space consists of a spacious living room with a kitchen area with large sliding windows leading to the **garden terrace**. There are also 2 bedrooms, a bathroom and a separate toilet accessible from the vestibule. All rooms have entrance to the **southwest oriented garden**. The **garage** is also accessible from the terrace. The layout of the house is **very easy to extend** to the northeastern part of the garden.

The interior has a clean, sleek design, e.g., it does not have radiators - instead there is **underfloor heating underneath large-format tiles**. With large **wooden windows** and glazing that reaches all the way to the ceiling beams, **a lot of light** gets into the house. There is also an abundance of light due to doors and a wall of milk glass. The fully equipped, modern kitchen unit in a high white gloss is fitted with Miele appliances. A **heat pump** provides minimal heating costs, and water heating is provided by an electric boiler. The landscaped garden, from which you can see far-reaching views, there are conifers and beautiful Japanese maple trees planted.

The area, which is **surrounded by the greenery of the Dolní Povltaví Nature Park** (perfect for sports & leisure), is 8-minute drive from Prague. Cyclists will surely appreciate, for example, the nearby **cycling tracks along the Vltava River**. For long nature walks, one can visit the Klecany Orchards and Klecanský háj or the Drahanské Valley. In the village, there is a post office, elementary school and kindergarten, as well as a Czech-English Montessori kindergarten, grocery stores, several restaurants and a pastry shop.

Usable area 120 m², built-up area 138 m², garden 781 m², plot 919 m².