



House Five-bedroom (6+1)

240 m², Praha-východ, Louňovice, Do Údolí

Sold





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Plot	1 028 m²
Foot print	231 m²
Garden	797 m²
Parking	Parking in a separate garage
Garage	Yes
Cellar	-
PENB	D
Reference number	30189

This family house surrounded by a south-facing garden with a swimming pool and grown trees is located just a short walk from the center of the village, which is situated in a beautiful national nature reserve near the eastern side of Prague.

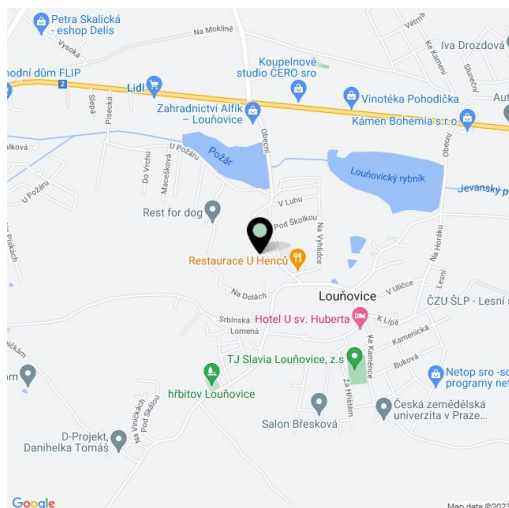
The ground floor consists of a **60-meter sunny living room with a fireplace**, a dining room, access to the garden terrace, a separate kitchen, a guest bedroom, a closet, a bathroom with a window (shower, toilet, sink), a guest toilet, a laundry room, an entrance hall, and a staircase. Upstairs, there are 3 bedrooms, a closet, an airy bathroom (corner bath, shower, toilet, sink), and storage space.

Other features include plastic windows with **external blinds**, floor tiles, and wall-to-wall carpets. The house is heated by gas boiler, and water is heated by a flow heater with a reservoir. In the garden, there is a **heated swimming pool with a sliding deck**, an **automatic cleaner**, and water from the property's own **water well**, which is also used to water the garden and is pumped directly to the house. Parking is available in a separate garage with access from the street and in 1 outdoor parking space. The house is protected by an **alarm** with a connection to the PCO.

The house is only a few steps away from a kindergarten, a children's playground, several grocery stores, or a library at the municipal office. In the village, there is a nature trail, hiking trails, and a bike path. The surrounding countryside, with its ponds and deep beech forests, is a lovely place for walks and outings in any season. There is also a golf course nearby.

Complete urban amenities are 10 minutes away in Říčany. Transport connection to Prague is provided by buses (half an hour to the Jižní Město metro station).

Interior 240.67 m², built-up area 231 m², garden 797 m², plot 1,028 m².



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[illegible]

Sečkalův a spol. podnikatelská společnost
 s r. o.
 IČO: 251 01 121
 Sídlo: Praha 1, Na Příkopě 15
 Zapsaná u Městského soudu v Praze, oddíl B, vložka 151/2001
 Jméno: J. Sečkal
 Podpis: J. Sečkal
 Datum: 24. 5. 1999
 Razítko: Sečkalův a spol. podnikatelská společnost s r. o.
 Razítko: 251 01 121
 Razítko: Praha 1, Na Příkopě 15
 Razítko: 24. 5. 1999

Legenda:

biochemical and clinical
studies.



projekt: Ing. Marek Pivovoda	INČ. K. 6.02. Povodňová oblast' - 1. etapa M.Ú.Ú. 1277-0001-1A 00-00-000-000000
investor: městský úřad Vyšehrad	12
navrhovatel: Ing. Jaroslav Dlouhý	
projekt: 1. etapa	



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