



House Four-bedroom (5+kk)

Sold

280 m², Praha-východ, Řež





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| | |
|------------------|---------------------|
| Plot | 752 m ² |
| Foot print | 140 m ² |
| Garden | 612 m ² |
| Parking | Parking on the plot |
| Cellar | - |
| PENB | E |
| Reference number | 31655 |

This family house originally from the 1980s and completely reconstructed in 2001 appears inconspicuous from the street, but is all the more surprising due to its interior, which was designed by one of the most respected contemporary architects. It will provide ideal housing for lovers of minimalism, yet it is not ordinary.

On the ground floor there is an entrance hall that leads to a spacious room with a bathroom serving as a **fitness or relaxation area**, and a separate bedroom with a bathroom. The subtle metal staircase goes to the 1st floor, where there is a spacious living room with a kitchen, a basement with a study, a dressing room, and a utility room. The main living space was created by getting rid of the ceiling partition, which made it brighter and airier. The space can serve as the central meeting place for the family, and it is enhanced by a built-in **fireplace**. On the 2nd floor, there are 2 bedrooms with bathrooms.

The space is equipped with **marble or oak flooring**. The house has a large number of custom-made built-in wardrobes and other storage space. The living room opens onto a garden-facing terrace (equipped with an awning) that provides the family with a private area. The garden is also landscaped in a minimalist style, but there is also **mature greenery and a pond**. As part of the reconstruction, the original windows were replaced by well-insulated **large-format wooden Euro-windows** that allow contact with the surrounding nature. Heating is provided by a gas boiler. The house is divided into several zones, providing all of the residents with **enough privacy**. Parking is on the plot.

Řež is set in the picturesque region around a bend of the Vltava River between Libčice nad Vltavou and Roztoky. In the village, you will find **grocery stores, cafes and restaurants, a post office, a guest house, or a playground**. The nearest railway station is located about 1 km from the house. There is also the possibility of sports activities. The dominant feature of the region is **Řivnáč Hill** – a great area for hikes.

Useable area 240 m², built-up area 140 m², garden 612 m², land 752 m².

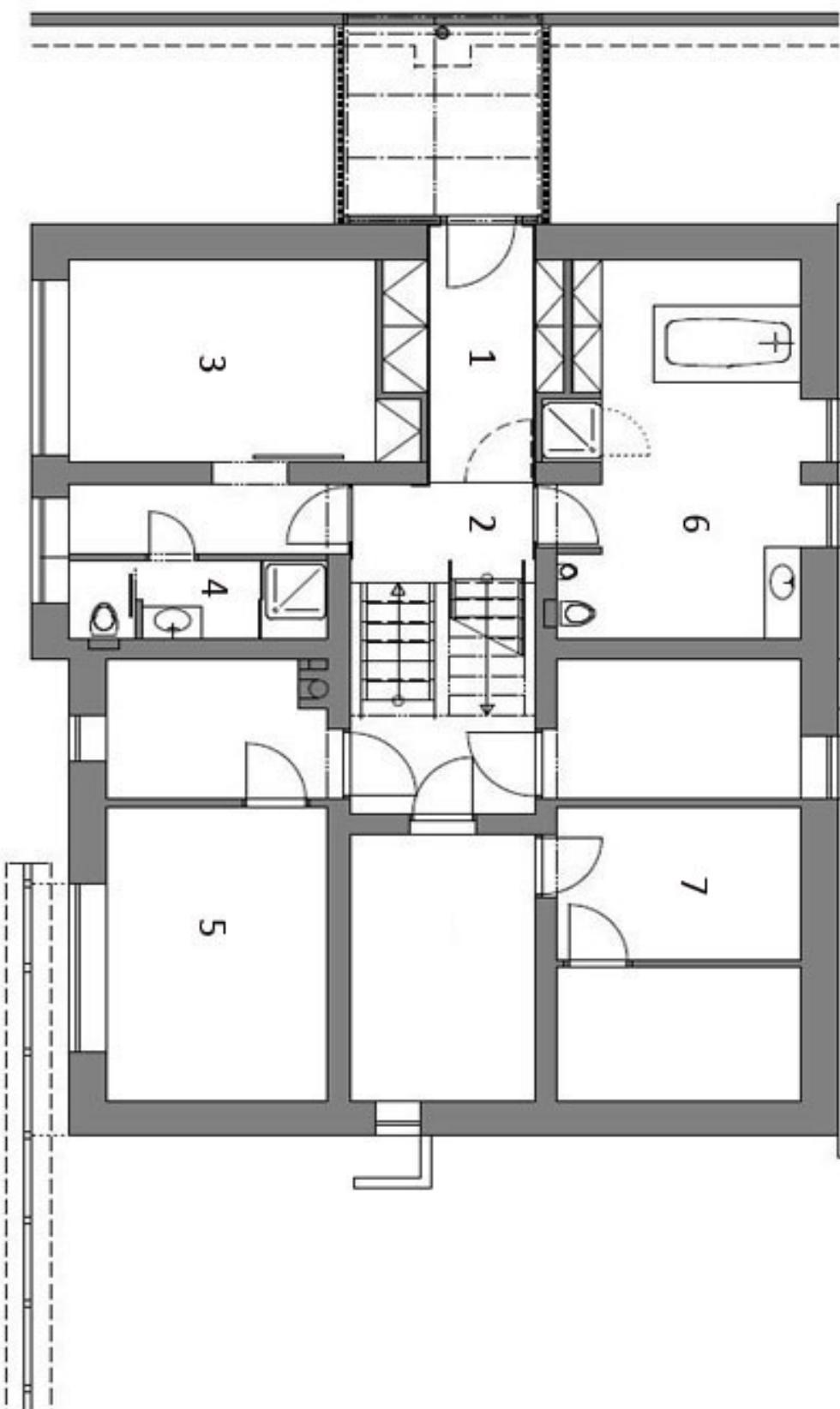
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Půdorys 1. NP – současný stav: 1 – vstup, 2 – schodištěvý prostor, 3 – pokoj, 4 – koupelna, 5 – pracovna, 6 – relaxační místnost, 7 – sklep



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Půdorys 2. NP – současný stav: 1 – kuchyň, 2 – obytný prostor, 3 – terasa, 4 – ložnice,
5 – koupelna, 6 – pokoj





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Řež - současný stav

