



## House Three-bedroom (4+kk)

Sold

150 m<sup>2</sup>, Praha-východ, Zdiby, Sedlecká



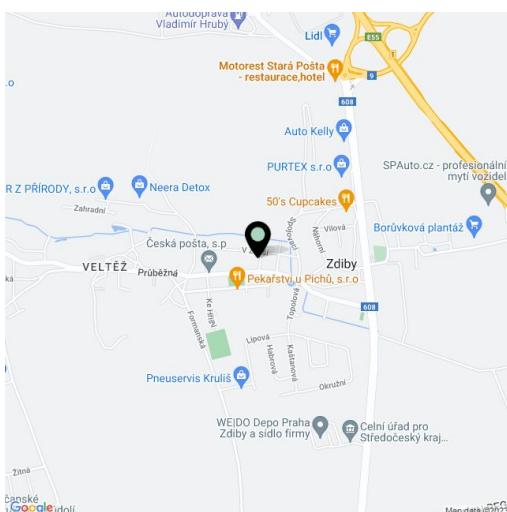


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Plot	1 242 m <sup>2</sup>
Foot print	189 m <sup>2</sup>
Garden	1 053 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	33025



**This modern low-energy bungalow, constructed with quality natural materials and surrounded by a large garden, is designed as an ecologically sustainable house. It is located in a quiet area almost on the border of Prague.**

The house offers an open space interior connected to the exterior thanks to a large **portal window** in the living room, which is the main feature of the space. It includes a dining room, kitchen and a **26-meter garden terrace** that can be accessed from two bedrooms. There is also a 3rd bedroom, bathroom, separate toilet, walk-in closet in the master bedroom, and a utility room.

The bright interiors and practically divided space are inspired by **Scandinavian interior design**. The kitchen with a pantry is equipped with a custom-made kitchen, cupboard, and dining table. The above-standard equipment includes **HEDE fireplace stoves**, light guides, and large-format windows with triple-glazed panes, safety films, and insect screens. Heating is provided by an electric boiler with radiators, and there are **heated floors** in the main living room. The interior is protected by a Jablotron security system with cameras and mobile phone control. The house from 2017 was designed to provide the optimum ratio of technology, convenient operation, and maintenance. It was built by a reputable company as a two-by-four wooden building with a diffusion-open **Siberian larch facade**. The garden was landscaped by an architect based on the principles of **permaculture** with minimal water consumption.

The location in a **wider Prague suburb** is uniquely accessible by public transport (a tram stop is only 5 minutes by bus, the metro 9 minutes). The tram line will be extended to the village in the coming years, with a stop 500 meters away from the house. There are 2 kindergartens (state and a private Czech-English Montessori), a primary school, a playground, grocery store, a gluten-free pastry shop, a café, several restaurants, and 2 supermarkets. In a few minutes by bike or on foot, you can reach the **Dolní Povltaví Nature Park** with beautiful views of a river canyon.

Interior 150 m<sup>2</sup>, built-up area 189 m<sup>2</sup>, garden 1,053 m<sup>2</sup>, land 1,242 m<sup>2</sup>.



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