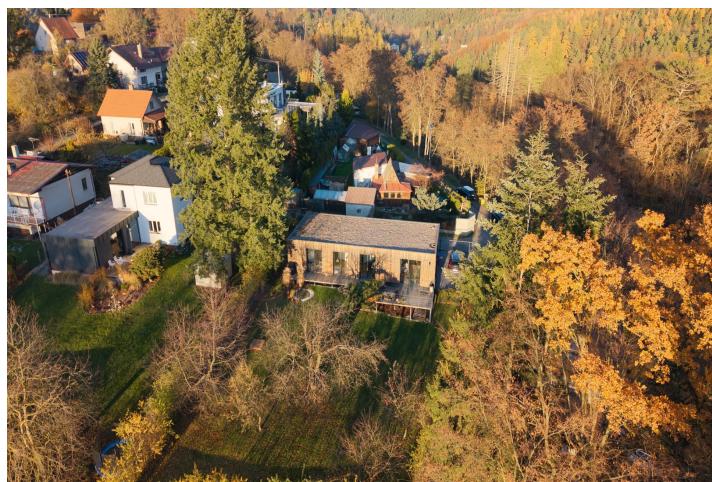




House Three-bedroom (4+kk)

€ 776 819 | CZK 18 900 000

134 m², Praha-východ, Senohraby, Nad Stráněmi



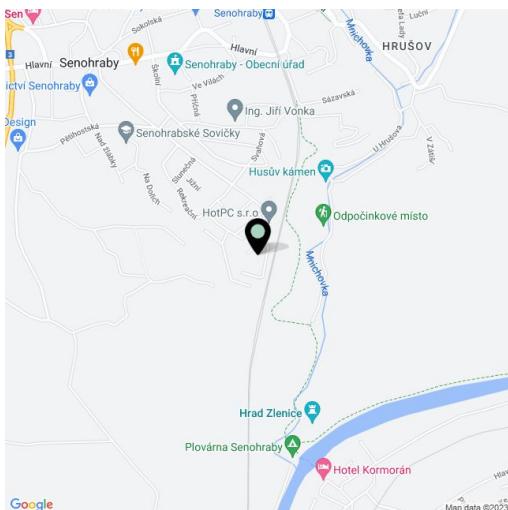


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Total area	134 m ²
Plot	993 m ²
Foot print	141 m ²
Garden	852 m ²
Floor area	108 m ²
Terrace	26 m ²
Parking	Parking for 2 cars on the plot
Cellar	-
PENB	B
Reference number	41701



This modern, single-story energy-efficient family house stands on a sunny plot in a perfectly quiet location on the outskirts of the village of Senohraby, where the residential development smoothly turns into a neighborhood with cottages and then beyond that a forest. The Posázaví Region village is located near Říčany by the railway corridor, which allows convenient access to Prague by train as well as by the D1 highway.

The main living area is directly connected to the kitchen area, both of which have **direct access to the garden**. There are 3 bedrooms, a bathroom, a toilet, a foyer, a connecting hallway, and a utility room. All rooms have access to the **southwest-facing terrace**.

The building, approved in 2021, is made of Porotherm bricks clad with a ventilated facade. **Wood** plays a major role in the interior, and large glass surfaces with anthracite aluminum frames provide constantly changing **vivid images of the surrounding nature**. The kitchen is fully equipped, and there is built-in storage space in the interior. The entire house has underfloor hot water heating, powered by an air-to-water heat pump. The property is connected to the sewer system. The garden has **mature trees** and a lawn. There are **2 outdoor parking spaces**.

The village of **Senohraby**, located on the border of the Prague-East and Benešov districts, offers clean air and **immediate access to beautiful nature**, historical sights, and full local infrastructure. Situated in the picturesque Ladův kraj region, it has retained its authentic and welcoming atmosphere. You'll find a kindergarten, primary school, grocery store, post office, library, and a popular **riverside swimming area with refreshments**. Starting this spring, a new supermarket and additional shops will be available nearby, and the renowned wellness complex **Infinit Sen** offers an ideal place to relax. The entire village is equipped with a **new sewerage system** and **optical internet network**, and **local roads have recently been modernized**. Thanks to suburban trains, there is fast and comfortable transport to Prague as well as surrounding towns such as Říčany and Benešov.

Total area 134.25 m² (of which interior 108.35 m², terrace 26.25 m²), built-up area 141 m², garden 852 m², plot 993 m².



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