



House Five-bedroom (6+kk)

Sold

310 m², Praha-východ, Hovorčovice, Severní

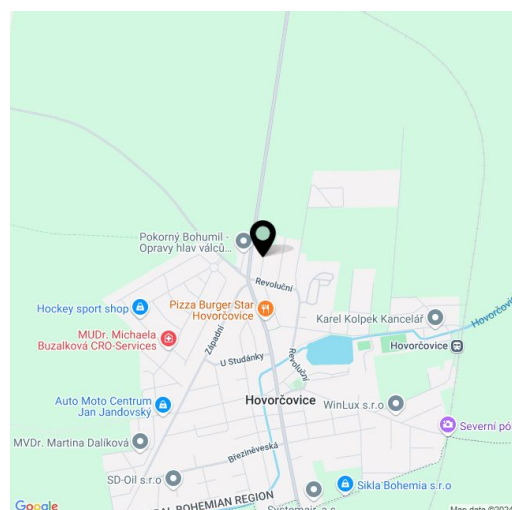




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Plot	900 m ²
Garden	651 m ²
Parking	Double garage + min. 3 spaces on the property
Garage	Yes
Cellar	-
PENB	G
Reference number	106297



This above-standard equipped and fully furnished comfortable family house with an indoor pool, sauna, and double garage stands in the middle of a carefully maintained garden lined with a mature hedge ensuring perfect privacy. A convenient location in the village of Hovorčovice on the northern outskirts of Prague.

The ground floor consists of a spacious living room with an adjoining dining room and kitchen, a guest room/study, a bathroom (with a shower and toilet), a utility room, a **laundry room**, a **walk-in wardrobe**, and a hall. Adjacent to the living room is a **southeast-facing partially covered garden terrace**. The ground floor also includes a **wellness area** with a **sauna**, shower, WC, and an **indoor Desjoyaux pool (6x3 m) with salt water**. Upstairs is a private section containing a master bedroom with its own bathroom (shower, toilet) and a walk-in wardrobe, another 3 rooms, (one of which is used as a **playroom/gym** and has a **special cast floor** for this purpose), a central bathroom (with a bathtub, shower corner, and WC), a cloakroom, and a staircase hall. A large part of the attic consists of **storage spaces**.

The house was built in 2006 and was **extensively renovated** in 2019. Windows are plastic, and on the ground floor with electrically controlled **exterior blinds**. The floor heating combined with radiators is connected to a heat pump, and the **Bellfires gas fireplace** in the living room creates a pleasant atmosphere. The kitchen with a **technical stone** worktop has quality built-in **Siemens** appliances (refrigerator, separate freezer, **drinks fridge**, induction hob with **teriyaki stainless steel grill**, electric and microwave oven). The house is equipped to a high standard, with **recuperation**, a **laundry drop-off**, a **smart home system**, or security cameras. The purchase price includes **interior fittings**. The **automatically irrigated and designer-lit garden** has a covered **outdoor kitchen**, a **garden house**, a play area with a concrete base and a golf green for practicing putting or chipping. Parking for 2 large cars is available in the **garage**, additional minimum 3 parking spaces are possible on the property.

There is a kindergarten and elementary school, a grocery store, a restaurant or an ice cream shop right in the village, as well as a **sports center**, a soccer field, **tennis courts**, a **swimming pool**, and **bike paths**. There is a bus stop with a direct connection to the **Letňany metro station** about 2 minutes' walk from the house, and it is also possible to get to the center of Prague to the **main train station** within half an hour by train from the nearby station. By car, you can quickly connect to the D8 highway.

Usable area 309.82 m² (including garage 45.5 m²),



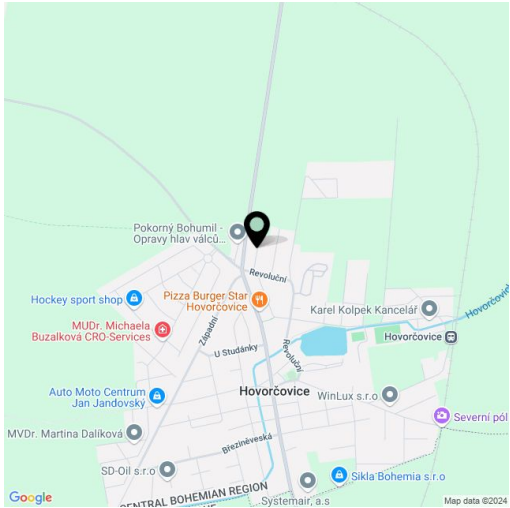
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built-up area 249 m², garden 651 m², plot 900 m².





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