



House Three-bedroom (4+kk)

€ 1 766 497 | CZK 43 500 000

454 m², Praha-východ, Říčany, Modřínová



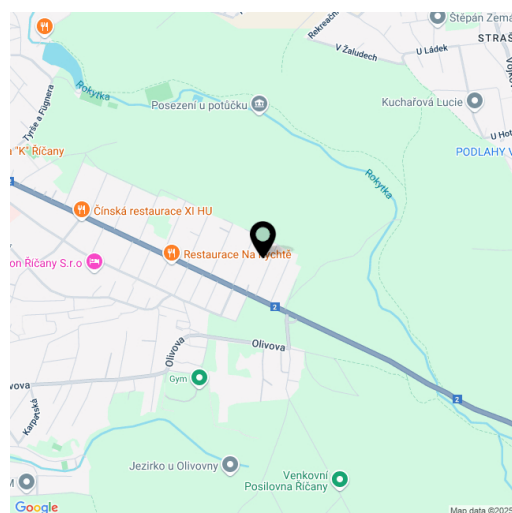


House Three-bedroom (4+kk)

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454 m², Praha-východ, Říčany, Modřínová

Plot	919 m²
Foot print	295 m²
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	D
Reference number	108816



This elegant family villa with a heated swimming pool, spa, and meticulously maintained French-style garden is situated in a quiet residential area of Říčany, surrounded by forest. This town, which has repeatedly been ranked first in the "Best Place to Live" survey, offers exceptional conditions for family living and quick access to the capital, thanks to train connections and the D1 highway.

The ground floor of the three-story house consists of a spacious living area with a living room, a **winter garden** with direct access to the indoor **pool** and garden, a kitchen, a dining room, a toilet, and an entrance hall with a wardrobe. The private part of the house is located on the upper floor and comprises a master bedroom with a walk-in wardrobe, **en-suite bathroom**, and loggia, and two additional bedrooms with a shared bathroom and access to a second **loggia**. The basement houses a **wellness zone** with a Finnish sauna, a steam room, a shower with a cooling area, an office/gym, a club room, a wine cellar, a room with a second kitchen, and a separate toilet. There is also a utility area, which includes two gas boilers (for heating, water heating, and pool heating), a water system for well water, **automatic irrigation system controls**, a pool engine room, and built-in wardrobes with ample storage space. The **garage for two cars** provides direct access into the house. The romantic atmosphere of the garden, with **rare trees** and plants, is enhanced by sandstone paths, original sculptures, a fountain, night lighting, and a spacious wooden **gazebo**.

The house, approved for occupancy in 2000, is distinguished by **above-standard** technologies and materials. The interior is elevated by **handcrafted stucco** with gold leaf detailing and metal handcrafted decorative elements. The floors in the living areas are made of **polished Jura marble**, and interior doors and frames are from **exotic wood**. Bathrooms are equipped with **Villeroy & Boch** sanitary ware and tiles. Comfort is ensured by two independent **air-conditioning** units, underfloor heating, a camera system, and an **electronic security system** connected to a central monitoring station.

Říčany has repeatedly been recognized as the town with **the highest quality of life** in the Czech Republic. It is surrounded by beautiful nature, including the well-known natural swimming spots **Marvánek** and **Jureček**, and offers numerous hiking and bike trails. The town also provides complete civic amenities, including schools, high schools, shops, a hospital, the **Olivova children's health resort**, cultural and sports facilities, restaurants, and family-friendly cafés. Excellent transport accessibility is ensured by the Prague Integrated Transport (PID) suburban buses, train service to the Prague Main Railway Station, and quick access to the D1 highway.



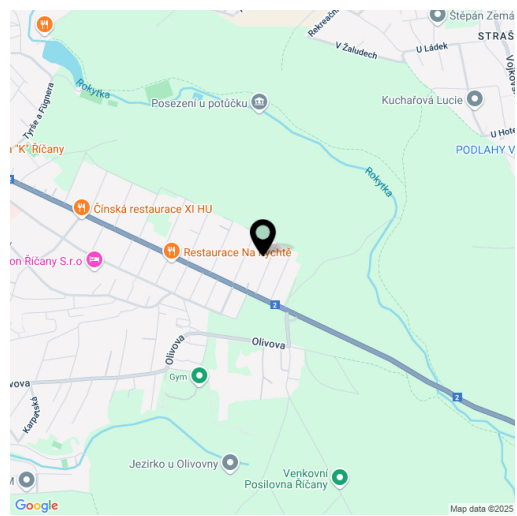
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Floor area 454 m², built-up area 295 m², garden 624 m², plot 919 m².





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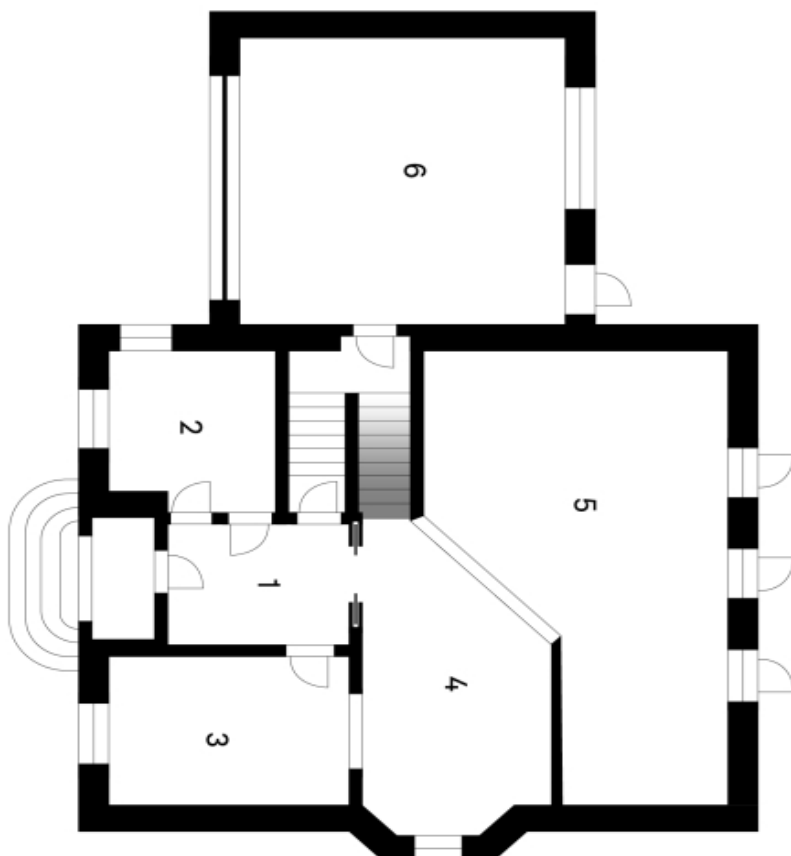
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Dům Modřínová

1. NP

- 1 Zádveří
- 2 Šatna
- 3 Kuchyně
- 4 Jídelna
- 5 Obývací pokoj
- 6 Garaž



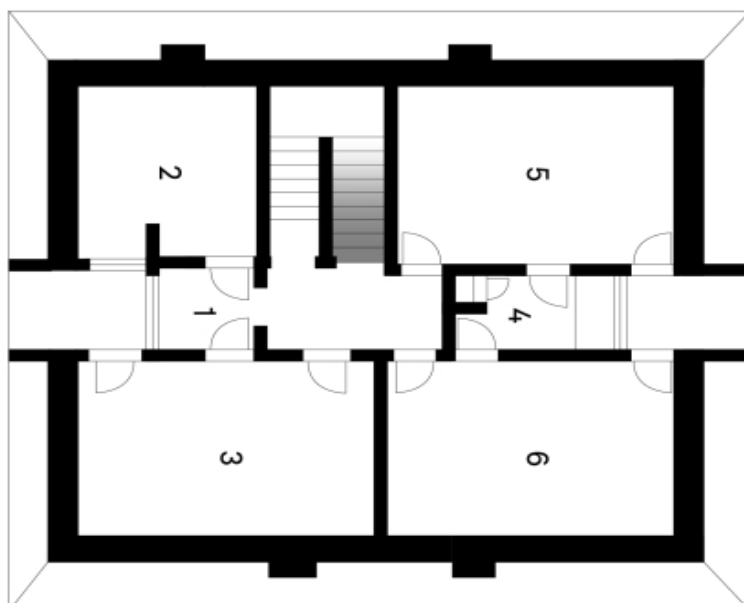


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454 m², Praha-východ, Říčany, Modřínová

- 1 Šatna
- 2 Koupelna
- 3 Ložnice
- 4 Koupelna
- 5 Ložnice
- 6 Ložnice



Dům Modřínová

2. NP



House Three-bedroom (4+kk)

454 m², Praha-východ, Říčany, Modřínová

€ 1 766 497 | CZK 43 500 000

Dům Modřínová

1. PP

- 1 Sklep
- 2 Sklep
- 3 Sklep
- 4 Sklep
- 5 Prádelna + Tech. bazénu

