



## House Four-bedroom (5+kk)

€ 1 225 240 | CZK 30 000 000

350 m², Praha-východ, Líbeznice



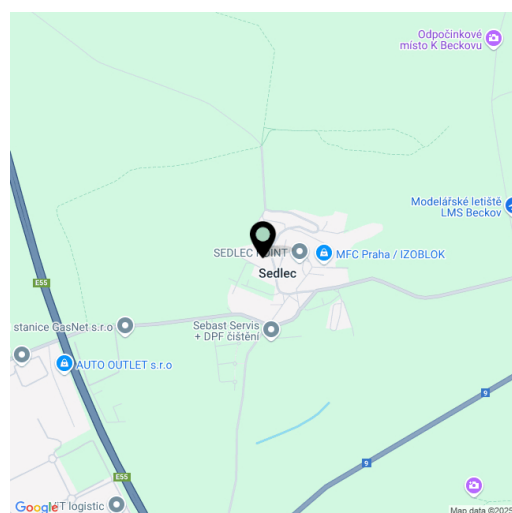


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Plot	730 m²
Foot print	168 m²
Parking	Garage for 3 cars
Garage	Yes
Cellar	-
PENB	A
Reference number	108920



This newly built energy-efficient family house with an elevator and unobstructed views of the surroundings is located in a quiet and peaceful part of Sedlec near Líbeznice, on the northern border of Prague. The house is situated on a cul-de-sac, ensuring maximum privacy and tranquility, while a planned tram connection to the Kobylisy metro station (line C) nearby will provide easy access to the city center.

The house spans three floors. The ground floor layout features a spacious south-facing living room with a kitchen and dining area (64 m²) and access to a **large terrace**, a bedroom/home office with access to the rear terrace and garden, a bathroom with a toilet, a separate WC, a hallway, utility storage, and an entrance hall with space for a built-in wardrobe. The upper floor consists of three bedrooms, a bathroom with a toilet, a separate WC, and a staircase gallery with a **skylight**. The basement includes a **garage** for up to three vehicles, a storage room, a large utility/technical room, and access to the elevator, located in a separate room that can be flexibly used as a dressing room or study.

Premium facilities include large-format windows, **wooden floors**, an electronic security system, water treatment technology, a **photovoltaic system** (40 panels installed on the roof), a 40 kWh battery storage system with the option to expand to 120 kWh, and **underfloor heating** connected to a ground-to-water **heat pump**. A **spacious elevator** connects all three levels.

Sedlec offers an ideal location for peaceful family living with fast access to Prague. Both neighboring **Klečany** and **Líbeznice** provide full civic amenities, including nurseries, primary schools, doctors, shops, restaurants, cafés, and a cultural center. A bike path runs through the area, and just beyond the edge of the village lies the **Beckov Forest**, perfect for walking or jogging. Sedlec is reachable from central Prague in under 20 minutes by car, 12 minutes by bus from the Kobylisy metro (line C), and an **extension of the tram line** from Vozovna Kobylisy directly to Sedlec is currently in preparation.

Total area 350 m² (250 m² interior, 100 m² basement with garage and utility room), terrace 30 m², plot 730 m².