



443 m<sup>2</sup> Habrová, Čestlice, Praha-východ, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6632</b>	Price	<b>Sold</b>
Address	<b>Habrová, Čestlice, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>443 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>2 695 m<sup>2</sup></b>	Built up area	<b>536 m<sup>2</sup></b>
Floor area	<b>443 m<sup>2</sup></b>	Garden area	<b>2 159 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Partly</b>
Parking	<b>4</b>	Garage	<b>3</b>
Terrace	<b>40 m<sup>2</sup></b>		

## About real estate

We offer for sale a modern family house 5+kt with a beautifully grown Japanese garden and a pond, in complete privacy in a quiet part of the village of Čestlice, Prague-east. The one-storey air-conditioned house has the latest technology, including heat pump or solar panels, has its own borehole (30m) and underground tank for automatic irrigation. The total usable area is 443 sqm, the plot size is 2,695 sqm.

The layout comprises an entrance hall, cloakroom, spacious living room with conservatory, kitchenette and dining room, master bedroom with dressing room, bathroom and spa, two further bedrooms, three bathrooms, study, toilet, guest room and storage room. The kitchen is equipped with stone countertops and Miele appliances. Team7 dining table, Edra sofa, Hartman garden furniture. From the living area there is access to the terrace and garden with a swimming pond (automatic filtration). Spacious garage for up to 6 cars, workshop and utility room, additional parking on the courtyard for up to 6 cars.

Superior materials and great layout, part of the facade in natural stone and brick fencing for plenty of privacy. Underfloor heating combined with fan coils, wooden floors and large format tiles, custom made doors, aluminium windows, Viessmann heat pump and solar power plant, air conditioning, electrically operated awnings on the terrace, security and CCTV system. The house is completely equipped with aluminum security shutters including the entrance door.

Great location with excellent transport access to Prague and the surrounding area thanks to the D1 motorway and the Prague ring road. Complete civic amenities. Kindergarten right in the street, nearby primary school or Open Gate grammar school. Nearby Průhonický park, natural park Botič-Milíčov or dendrological garden.