



## House Three-bedroom (4+kk)

Sold

249 m<sup>2</sup>, Praha-východ, Jirny, Wolkerova





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Usable area	249 m <sup>2</sup>
Plot	804 m <sup>2</sup>
Garden	620 m <sup>2</sup>
Floor area	150 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Parking	Double garage
Garage	62 m <sup>2</sup>
Cellar	-
PENB	C
Reference number	101860

**This spacious and airy family house is surrounded by a nicely grown, low-maintenance garden set in the village of Jirny on the outskirts of Prague, which is conveniently accessible within a few minutes by suburban bus or car.**

The ground floor consists of a spacious living room with a library, a dining room, a kitchen, a pantry, a bathroom, a foyer with built-in wardrobes, a stairwell, and a utility room. The living room is connected to a **covered terrace**, from where you can continue to the **garden**. Upstairs are 3 bedrooms, a bathroom (with a bathtub and shower), and a **terrace** accessible from two bedrooms. The attic offers a **large storage area**.

The house, called **Rondo light**, was built in 2004 according to a unique architectural design inspired by the classic Roman rondello shape. The building stands out for its unconventional solutions with plenty of storage space. The interior is fully **air-conditioned**, equipped with **Bovers & Wilkins audio technology**, and there is an alarm connected to a central station; the windows are security grade. The living room is decorated with a **stove** with a fireplace insert to bring warm air upstairs; heating is also provided by a new electric boiler (gas connection to the house already installed). The building has an energy efficiency rating of C. Parking is provided in a detached **double garage** with facilities for garden equipment. An **electrically controlled pergola** shades the upper terrace, an automatic irrigation system maintains the garden, and there is a rainwater **retention tank**.

The village of Jirny has excellent **civic amenities**; within walking distance is a state kindergarten and elementary school, a **private Czech-English kindergarten and elementary school**, a medical center, a post office, groceries, an inn, a soccer field, and tennis courts. A major advantage is the proximity to the vast **Klánovice forest**; there are also **2 golf courses** nearby: Mstětice and Golf Black Bridge. Prague can be easily reached by car on the D11 highway, the P+R parking lot at Černý Most is about a 5-minute drive away, and there is also a suburban bus to the metro station. From the nearby train station, it is possible to reach the city center (Masaryk Railway Station) in 20 minutes.

Usable area 248.74 m<sup>2</sup> (of which interior of the house 150 m<sup>2</sup>, terrace 36.74 m<sup>2</sup>, attic usable space 25 m<sup>2</sup>, garage and garden house 62 m<sup>2</sup>), built-up area 184 m<sup>2</sup>, plot 804 m<sup>2</sup>.

