



## House Five-bedroom (6+kk)

Sold

180 m<sup>2</sup>, Praha-západ, Horoměřice, Patočkova





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Plot	369 m <sup>2</sup>
Foot print	78 m <sup>2</sup>
Garden	291 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	A
Reference number	102093

**New-build spacious energy-efficient family house with beautiful views of the surrounding area. The house (an independent half of a semi-detached house) is located in a quiet location in the village of Horoměřice on the outskirts of Prague, within easy reach of the airport and international schools.**

The ground floor consists of a living room with a kitchen and access to the **garden**, a bathroom (shower, toilet), an entrance hall, and a utility room with space for a washing machine and dryer. On the 1st floor is a central bathroom and 3 bedrooms (one with an en-suite bathroom) and on the 2nd floor is a **master bedroom with an en-suite bathroom** and another room (children's room/study). The rooms are separated by a **noise barrier and a door**.

The house was completed in 2022 and has an **energy class A rating**. Facilities include **air recovery, air-conditioning, underfloor heating** throughout the house connected to a **heat pump**, wooden large-area windows with insulating triple glazing, and a preparation for exterior blinds, rebated doors, wooden floors (bleached oak), large-format tiles, **security system**, AEG kitchen appliances (2 refrigerators, 2 freezers, induction hob, electric oven with self-cleaning function, multi-function oven with a microwave oven, warming drawer), a **Technistone kitchen worktop**, plenty of built-in cupboards and other storage space, and a rainwater tank. A building permit has been issued for a garage extension.

There are shops in the village, including a supermarket, a pharmacy, a post office, a primary school, a state and private kindergarten, the **ISP international school**, the **Riverside School**, and the campus of Czech University of Agriculture is just a few minutes' drive away. The airport is also within a short driving distance. **Bike paths and hiking trails** lead through the pleasant surrounding area, and there are several natural monuments nearby. Excellent transport accessibility is ensured by buses to the Bořislavka or Dejvická metro stations, and by car it is possible to quickly connect to the Prague Ring Road and the D6 and D7 highways.

Usable area 180 m<sup>2</sup>, built-up area 78 m<sup>2</sup>, garden 291 m<sup>2</sup>, plot 369 m<sup>2</sup>.

