



## House Three-bedroom (4+kk)

€ 714 939 | CZK 17 970 000

180 m<sup>2</sup>, Praha-západ, Trnová





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|                  |                             |
|------------------|-----------------------------|
| Plot             | 969 m <sup>2</sup>          |
| Foot print       | 181 m <sup>2</sup>          |
| Garden           | 788 m <sup>2</sup>          |
| Parking          | Covered parking on the plot |
| Cellar           | Yes                         |
| PENB             | B                           |
| Reference number | 103573                      |

**This timeless and comfortable family house with a professionally maintained garden is located in a quiet residential area in the small village of Trnová. The village is set between the Vltava canyon and the Hřebený nature park, and at the same time just a few minutes' drive from the outskirts of Prague.**

The clear layout on one level consists of a living room with a dining area and kitchen, 2 bedrooms, a study, 2 bathrooms (one with a shower and toilet, the other with a bathtub, toilet, and bidet), **3 fitted wardrobes**, a utility room, and an entrance hall. All living rooms are equipped with French windows with access to the **terrace** and **garden**. The house also comes with a **cellar** with utility facilities, and the attic is walkable.

The insulated brick house was approved in 2007; the ceiling height is 2.6 m. Windows are **wooden** with double glazing and quality interior blinds, the floors are **wooden** and tiled. There is **underfloor heating** in the living room and bathrooms, and ceiling heating throughout the house. Additionally, there is a **fireplace** in the living room. The heat source is an electric boiler, and there is also a **fireplace** in the living room. The kitchen is fully equipped with built-in appliances, and in the study is a full-size folding bed with USB and lighting. Built-in wardrobes and attic space provide plenty of storage space. Security is guarded by a **security system** with an alarm, cameras, and a connection to a central station, the garden is maintained by an **automatic irrigation system** using water from a **water well**. There is a **covered parking space** for 2 cars on the plot.

The village of Trnová is located in a wonderful place in the **Brdy Highlands**. The 2 km wide strip of forest separating the village from the R4 expressway guarantees **pleasant tranquility**. The surroundings with many **hiking and bike trails** offer plenty of opportunities for active relaxation, and an ideal terrain for **horseback riding, bike rides**, and cross-country skiing in the winter. The **Lišnice golf club** is nearby. The village is connected to Prague by suburban buses, the ride to the Smíchovské nádraží **metro station** takes about half an hour, and by car you can quickly connect to the D4 highway. The **airport** is also very accessible, the drive takes about 20 minutes. Complete civic amenities operate in nearby Mníšek pod Brdy, Zbraslav, or Dobřichovice.

Usable area 180 m<sup>2</sup>, built-up area 181 m<sup>2</sup>, garden 788 m<sup>2</sup>, plot 969 m<sup>2</sup>.



