



## House Three-bedroom (4+kk)

€ 540 649 | CZK 13 500 000

103 m<sup>2</sup>, Praha-západ, Chýně, Pražská





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Plot	341 m <sup>2</sup>
Parking	Carport for 2 cars
Cellar	-
PENB	G
Reference number	108338

**This new build semi-detached family house with a bright interior, a landscaped garden, and two covered parking spaces is located in a new residential development in the small town of Chýně on the outskirts of Prague.**

On the ground floor, there is a living room connected to a kitchen with access to the **garden**, a bathroom (shower, toilet, sink), a storage room under the stairs, and an entrance hallway. The upper floor features three bedrooms, a bathroom (shower, toilet, two sinks, washing machine and dryer connection, window), and a stairwell hallway. The attic provides a **large storage space**.

**The brick house** was completed in 2020. **The durable floors** have a wood-look finish, and the large plastic windows are equipped with **electrically controlled blinds**; the ground floor also has **security exterior shutters**. Additional security features include a reinforced entrance door and an alarm system. The entire house has **underfloor heating** powered by a gas boiler. The kitchen is fully equipped with Electrolux appliances. The property includes a **storage shed** and a **carport for two vehicles**, while the garden with a lawn is lined with an **automatically irrigated hedge**.

The house is located in a **quiet suburban part of the town**, with a supermarket and a pharmacy just a short walk away. A kindergarten and an elementary school are only about a two-minute drive. The town is strategically located near the Prague Ring Road and the D5 and D6 highways, with quick access to the airport. Public transport to Prague is provided by suburban buses, and the ride to the Zličín metro station takes about 15 minutes. The nearby protected landscape areas of **Český karst and Křivoklátsko** offer great opportunities for outdoor excursions.

Total house area 102.8 m<sup>2</sup>, outdoor storage 6 m<sup>2</sup>, built-up area 67 m<sup>2</sup>, garden 274 m<sup>2</sup>, plot 341 m<sup>2</sup>.







