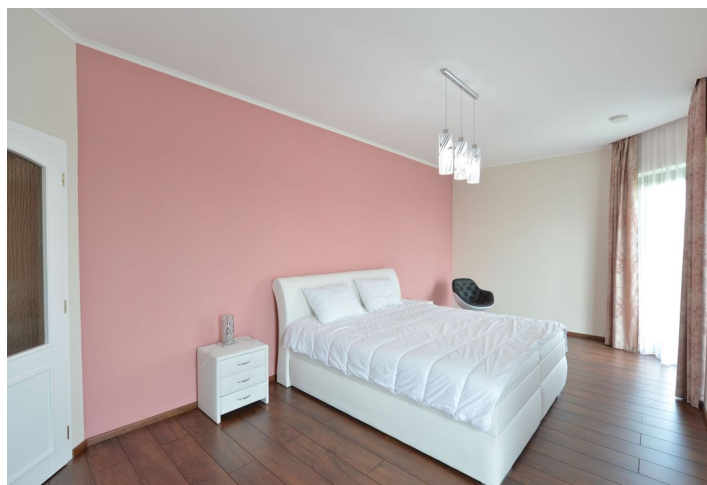




## House Four-bedroom (5+kk)

Sold

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





## House Four-bedroom (5+kk)

**Sold**247 m<sup>2</sup>, Praha-západ, Trnová, Trnová

Plot	2 670 m <sup>2</sup>
Foot print	370 m <sup>2</sup>
Garden	2 300 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	A
Reference number	23677

**Newly built passive villa with a fireplace, garage, and a large landscaped garden, located in an attractive, completely peaceful part of the village of Trnová u Jíloviště, only a 5-minute drive from the exit to the D4 highway, which speeds up traveling to Prague by car. The house is situated on a dead-end street, and the windows are orientated towards the southeast garden, providing plenty of light and absolute privacy.**

The villa offers a generously apportioned living room with an open plan kitchen and dining area, 4 bedrooms, 3 bathrooms, 3 walk-in wardrobes, a utility room, and a closet. There is a **garage for 2 cars** directly accessible from the house. The layout of the house can be adjusted.

The house was finished in 2015. Facilities include **heat recovery**, a designer JC Bordelet fireplace, quality heated laminate flooring and tiles, triple-glazed plastic windows, ESS, and a heat pump. There is a garden house and an **automatic irrigation system** on the plot. The property is connected to municipal sewerage and water distribution.

The village of Trnová u Jíloviště is located about 12 km south of Prague, at the northern tip of the picturesque Brdy Highlands, situated between the Vltava and Berounka rivers. The area offers a wide range of sports and relaxation opportunities (horseback riding and cycling, golf, mushroom picking, fishing, cross-country skiing in winter). Public transport links by buses from Smíchovské nádraží bus station, about 35 minutes by car from the center of Prague.

Interior 247.63 m<sup>2</sup>, garrage 46.2 m<sup>2</sup>, built-up area 370 m<sup>2</sup>, garden 2,300 m<sup>2</sup>, plot 2,670 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

