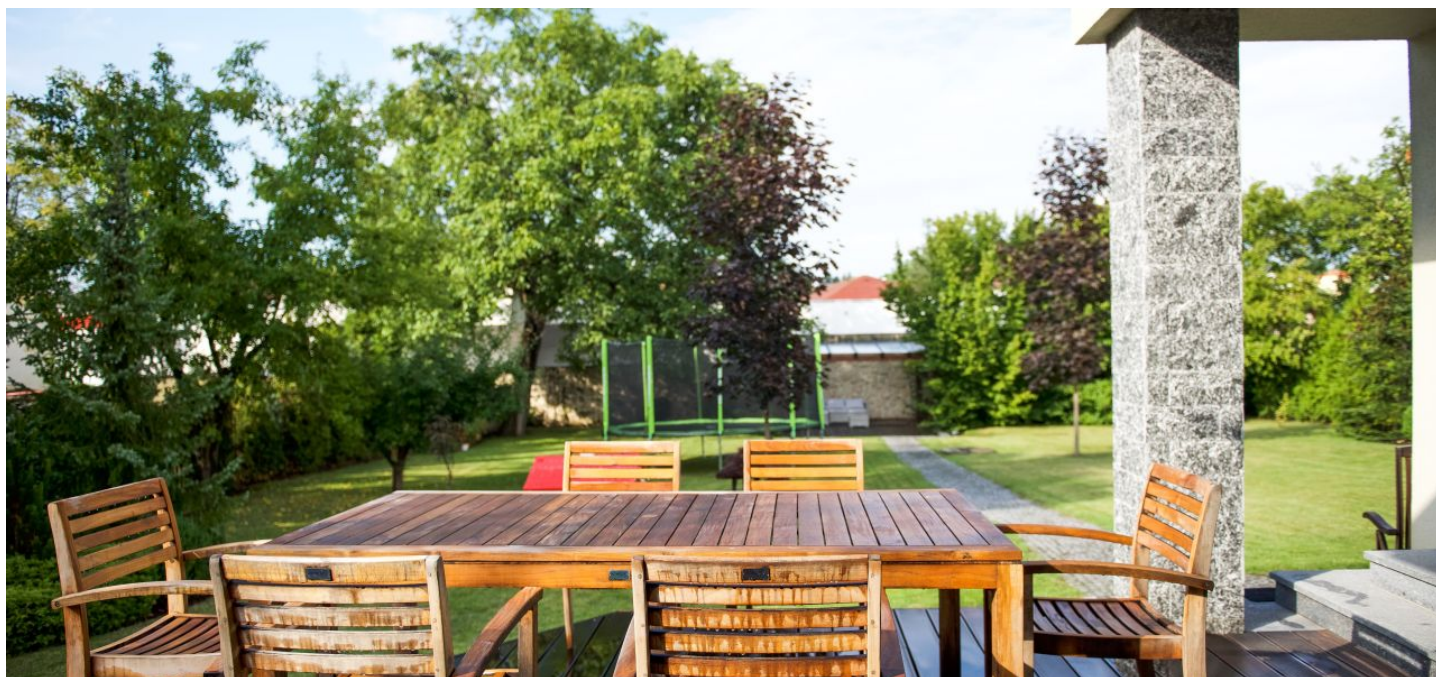




## House Three-bedroom (4+kk)

Sold

225 m<sup>2</sup>, Prague 6, Řepy, Augustova





## House Three-bedroom (4+kk)

**Sold**225 m<sup>2</sup>, Prague 6, Řepy, Augustova

Plot	1 719 m <sup>2</sup>
Foot print	149 m <sup>2</sup>
Garden	1 570 m <sup>2</sup>
Parking	Garage for two cars.
Garage	Yes
Cellar	-
PENB	B
Reference number	26669

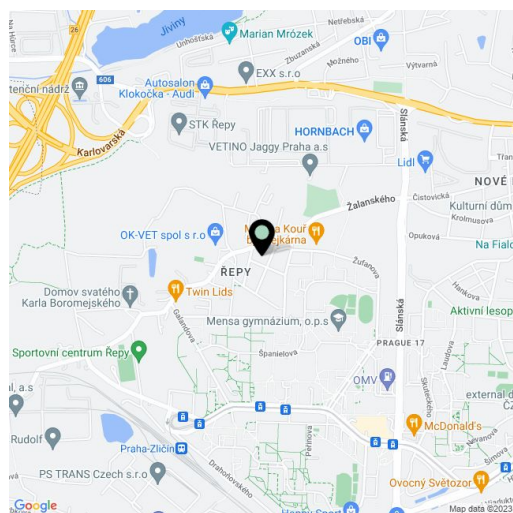
**Attractively renovated, fully furnished family house with a terrace and a large well-kept garden, set in a residential area with plenty of greenery in the surrounding gardens and close to schools of all levels.**

The house is accessible via a **wooden terrace**. The main feature of the ground floor is a **generous southwest orientated living room** with a fully equipped **kitchen and a dining area**. From here you can directly access the terrace, perfect for al fresco dining during the warmer months. The ground floor also has a pantry, a utility room, a laundry room, and a separate toilet. There is also a door leading directly to the **double garage**. A wooden staircase with a glass railing leads upstairs where there is a central gallery with bookcases and skylights. From the gallery you can enter the main bathroom with a window, a **bedroom with a walk-in closet, a study, and a second bedroom with an en-suite bathroom with a shower**.

The glue down wooden floor is **American walnut wood**, **Bangkirai** exotic wood is laid on the terrace. The **veneered doors** are **frameless**. The **wooden Euro-windows** with wide (inner) wooden parapets are shielded with glass-enclosed **safety shutters**. The shutters work automatically with a light sensor. The main bathroom with large-format tiles is equipped with a **DURAVIT** double sink, a **Villeroy & Boch** deep designer bathtub, and **Hansgrohe** faucets. **AEG** kitchen appliances, **Siemens** extractor fan with an outlet. Heating is provided by a **Viessmann** gas boiler, which is located in the utility room, and a **heating mat**. In the garden, there is a **pergola** and a **garden house with a toilet**, the land has its own **well**. The offer includes custom made wooden furniture. **Possibility to divide the plot according to the existing geometric plan, creating a plot for another house.**

500 meters from the house, without having to cross the main road, there is a **kindergarten** and an **elementary/high school**. The area boasts a cycling path and a nature trail, playgrounds, shops, and restaurants. One public transport stop is just around the corner, the second is 300 meters away. It is a 12-minute bus ride to the **Luka metro station (line B)** or 13 minutes to the **Veleslavin metro station (line A)**.

Interior 190.1 m<sup>2</sup>, garage 34.6 m<sup>2</sup>, built-up area 149 m<sup>2</sup>, garden 1,570 m<sup>2</sup>, land 1,719 m<sup>2</sup>.

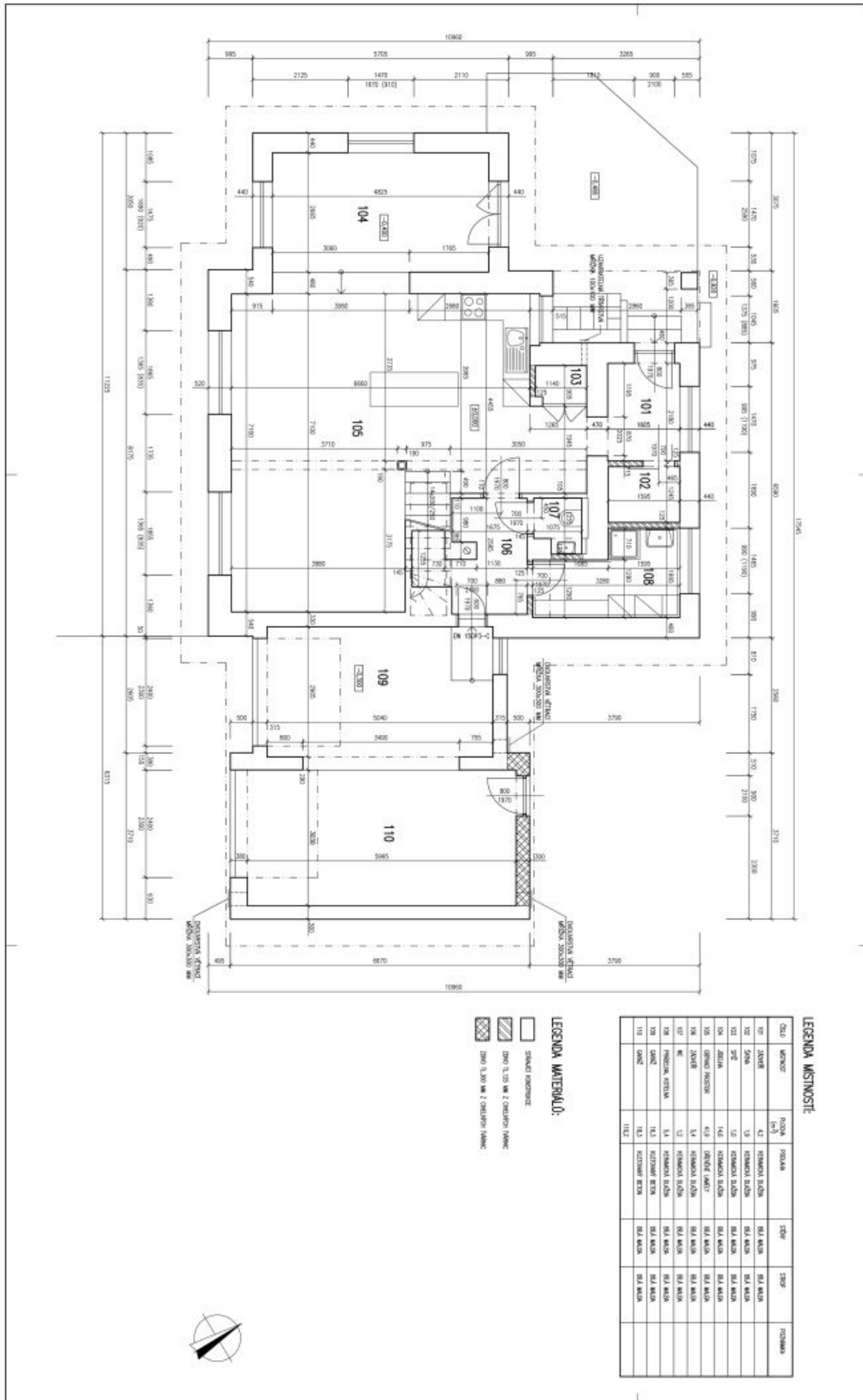




# House Three-bedroom (4+kk)

225 m<sup>2</sup>, Prague 6, Řepy, Augustova

Sold



**LEGENDA MATERIÁLŮ:**

- STĚNA Z KAMNĚ
- STĚNA Z C. C. NE Z ČERSTVÝM PÍSKEM
- STĚNA Z C. C. NE Z ČERSTVÝM PÍSKEM

**LEGENDA MÍSTNOSTÍ:**

Číslo	Užití	Plocha (m <sup>2</sup> )	PROJEKČNÍ	STĚNA	STĚPA	PROJEKČNÍ
101	ZÁVĚS	4,2	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
102	SPRCHA	3,2	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
103	SPRCHA	3,2	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
104	ŽIVĚNÍ	14,2	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
105	OBYTNÍ PROSTOR	41,8	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
106	ZÁVĚS	5,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
107	WC	3,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
108	PRŮMĚRNÁ VĚTRÁNÍ	1,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
109	KANAL	1,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
110	KANAL	1,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
111	KANAL	1,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ
112	KANAL	1,4	PRŮMĚRNÁ PLOCHA	BEZ MATEŘ. BEZ MATEŘ.	BEZ MATEŘ.	PRŮMĚRNÁ



# House Three-bedroom (4+kk)

225 m<sup>2</sup>, Prague 6, Řepy, Augustova

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