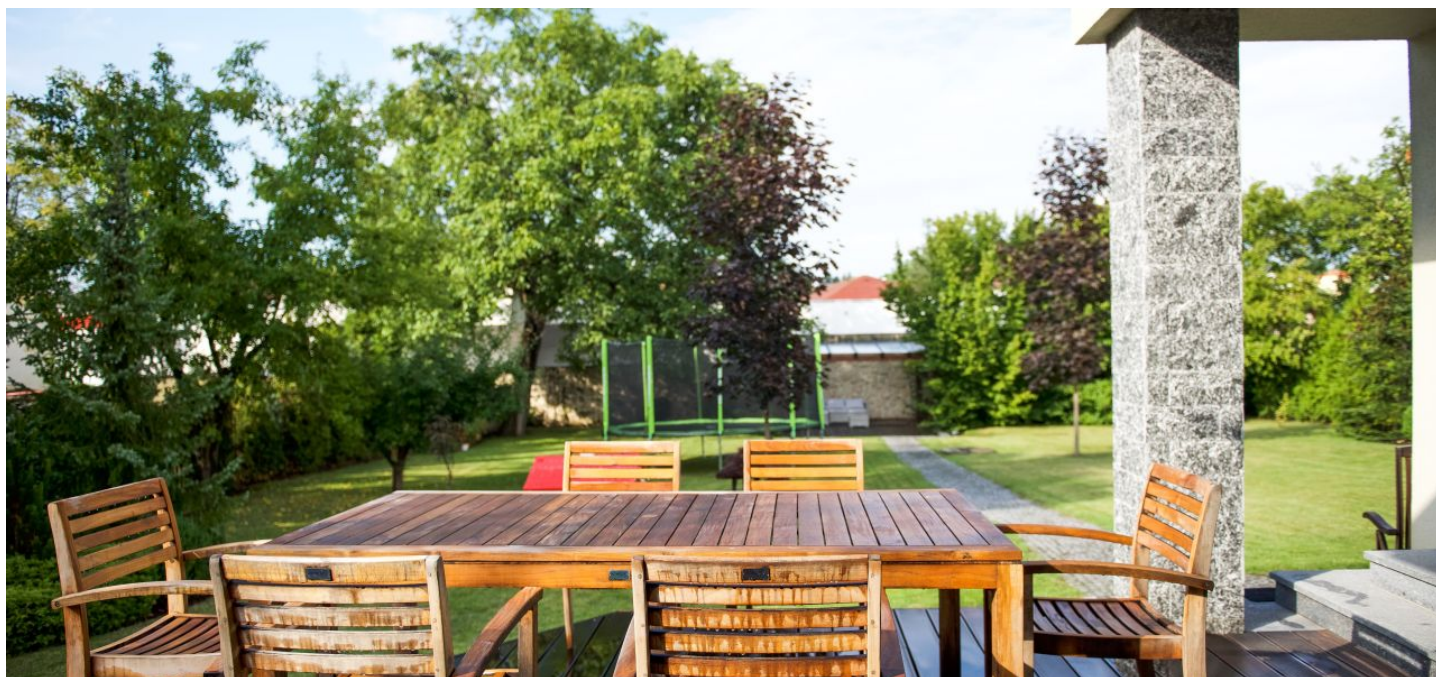




House Three-bedroom (4+kk)

Sold

225 m², Prague 6, Řepy, Augustova





House Three-bedroom (4+kk)

Sold225 m², Prague 6, Řepy, Augustova

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

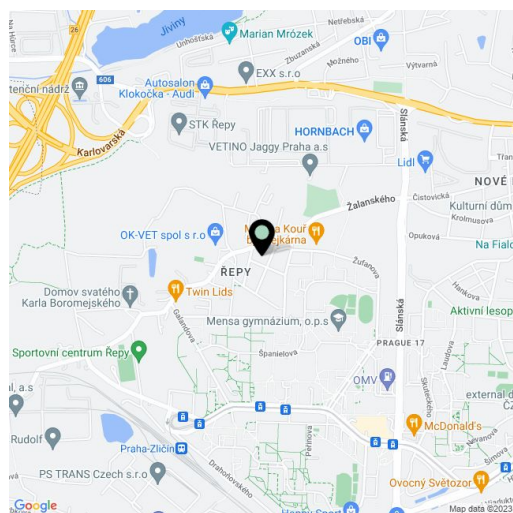
Attractively renovated, fully furnished family house with a terrace and a large well-kept garden, set in a residential area with plenty of greenery in the surrounding gardens and close to schools of all levels.

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 m², garage 34.6 m², built-up area 149 m², garden 1,570 m², land 1,719 m².

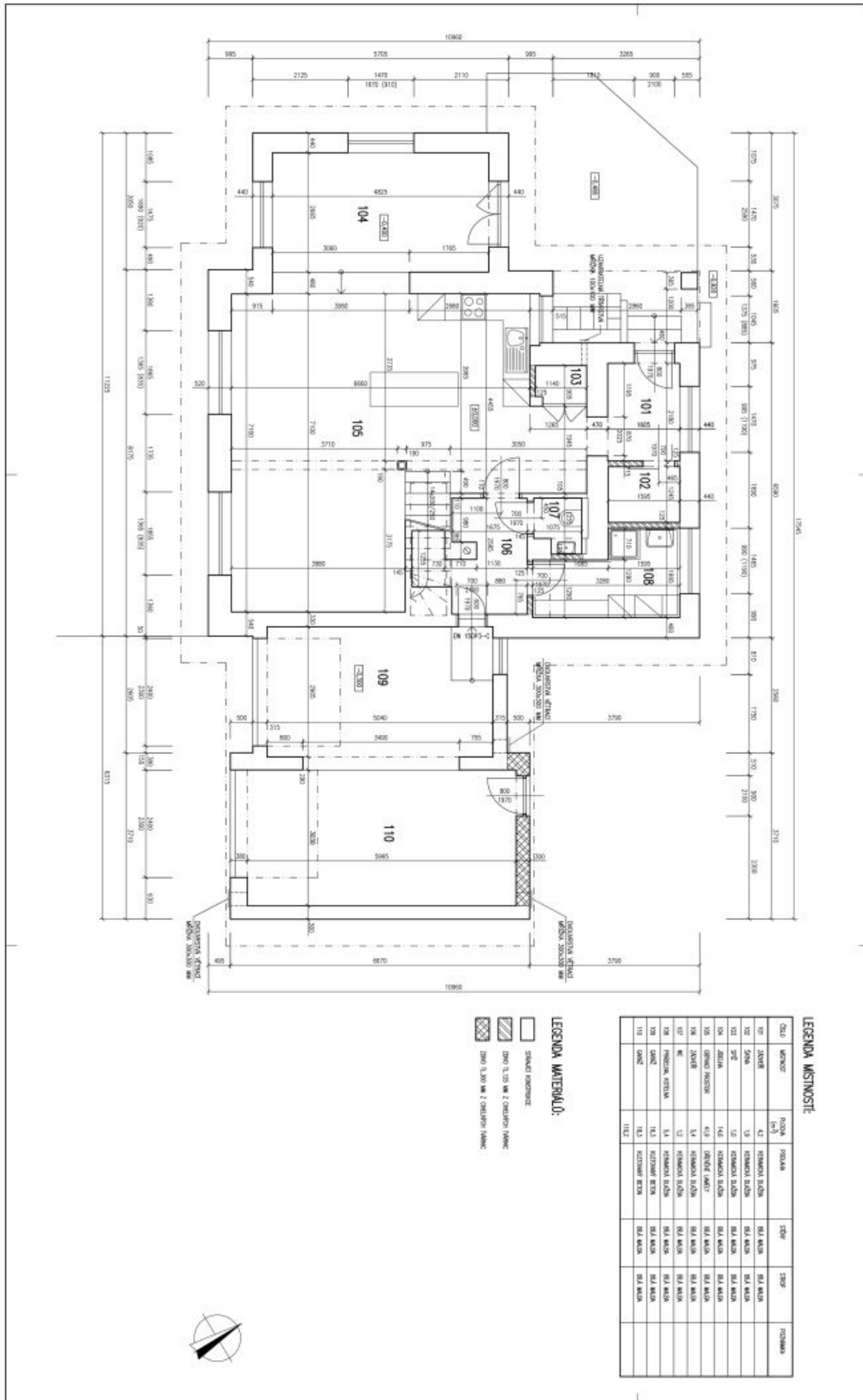




House Three-bedroom (4+kk)

225 m², Prague 6, Řepy, Augustova

Sold

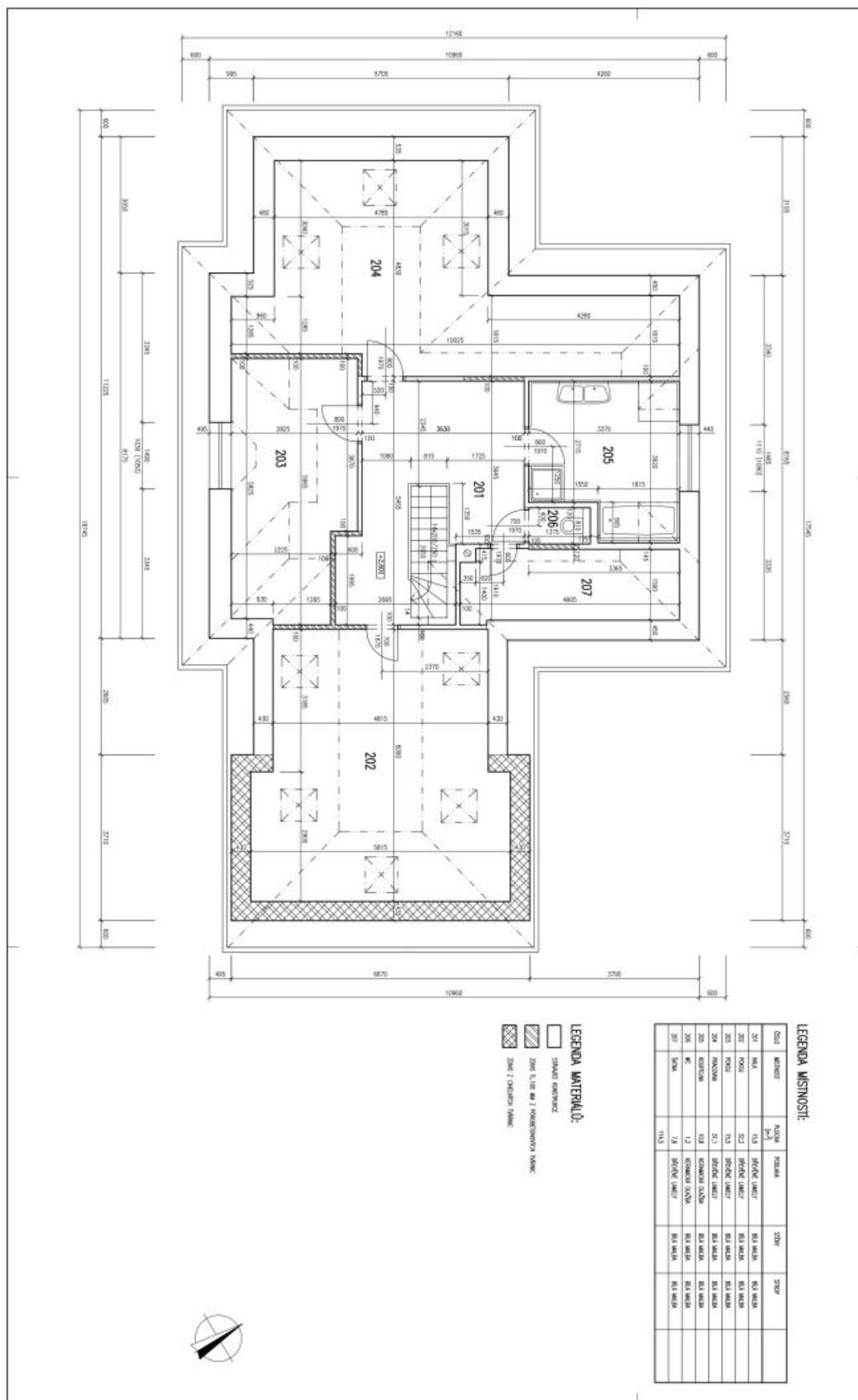




House Three-bedroom (4+kk)

225 m², Prague 6, Řepy, Augustova

Sold



LEGENDA MATERIÁLŮ:

- STANDARD POKRYTÍ
- ŽELEZ. L. SÍŤ NA 2. POKRYTÍ
- ŽELEZ. L. SÍŤ NA 1. POKRYTÍ

LEGENDA MÍSTNOSTI:

ČÍSLO	POJEM	POJEM	201	202
201	LOUŽIČKA	LOUŽIČKA	LOUŽIČKA	LOUŽIČKA
202	KUCHYŇKA	KUCHYŇKA	KUCHYŇKA	KUCHYŇKA
203	OBÝVACÍ	OBÝVACÍ	OBÝVACÍ	OBÝVACÍ
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