



## House Three-bedroom (4+kk)

Sold

161 m<sup>2</sup>, Praha 5, Velká Chuchle, Novochuchelská







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Total area	161 m <sup>2</sup>
Plot	697 m <sup>2</sup>
Foot print	163 m <sup>2</sup>
Garden	534 m <sup>2</sup>
Floor area	131 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32745

This family house with a corner plot providing perfect privacy stands on a side dead-end street. The traditional residential neighborhood in close proximity to the Nad Závodištěm natural monument above a racetrack stands out for its tranquility, beautiful views, and easy access to services and the city center.

On the ground floor, there is a living room with a kitchen, a large room, an entrance hall, a bathroom, and a foyer. Both rooms have access to the **garden**. The floor consists of 2 bedrooms with a shared bathroom. From one of the bedrooms, there are stairs leading to the attic room (can be used as a study, it is not included in the total area of the house). The bedroom also has access to a large **southwest-facing terrace** (30 m<sup>2</sup>). In the basement, there is a storage cellar and utility facilities.

The brick house needs to be partial renovated. Wooden windows, tiles, and wooden floors. The kitchen and bathrooms are fully equipped. Gas heating. Parking is in a detached **garage for two cars**, accessible from the street and from the plot. In the garden with mature trees, there is a **garden tool house** and a cellar.

The location provides all civic amenities and the possibility of living in the countryside and privacy, yet within fast reach of the center of Prague. There are grocery stores, a kindergarten and an elementary school, a fitness center, a post office, a library, an ATM, a restaurant, doctors' offices, and a veterinarian nearby. The bus stop is a few steps away and offers direct links to Smíchovské nádraží metro station. Nearby is the **Chuchle Racecourse**, the **Radotín-Chuchle Grove Park**, tennis courts, and a **forest zoo**.

Usable area 130.98 m<sup>2</sup>, terrace 30.2 m<sup>2</sup>, garage 42.5 m<sup>2</sup>, garden 534 m<sup>2</sup>, plot 697 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.

