



## House Three-bedroom (4+kk)

Sold

195 m<sup>2</sup>, Praha 4, Kunratice





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Plot	260 m <sup>2</sup>
Foot print	171 m <sup>2</sup>
Garden	89 m <sup>2</sup>
Parking	1 garage parking space + 2 outdoor parking spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	33132

This two-story terraced family house from 2013 in a Functionalist architectural style with a garden and a garage is part of the Na Lhotách residential project located in a quiet location with a wide range of sports opportunities and close to all services, a metro station, and the Kunratický forest.

The ground floor offers a spacious living room with a kitchen and access to a terrace and garden, an entrance hall, a dressing room, and a guest toilet. Upstairs is the master bedroom with an **en-suite bathroom**, another 2 bedrooms with a shared bathroom, and a terrace.

Facilities include, for example, **wooden floors** (on the ground floor with heating convectors, radiators upstairs), **large-format windows** with window blinds, built-in wardrobes, or a complete kitchen with a cooking island. Parking is in the garage with direct access to the house; another 2 parking spaces are on the plot.

The location has excellent transport links. The Chodov metro station (line C) is within less than a 10-minute walk or 3 minutes by bus from the stop close to the house. All civic amenities, including a kindergarten and an elementary school, an elementary art school, the **EDUCAnet private high school**, and the University of Economics are in the vicinity. There is a polyclinic, a post office, and a large shopping center. In the residential area, there is also a children's playground, and a path to the large **Kunratice forest park**.

Useable area 195 m<sup>2</sup>, built-up area 171 m<sup>2</sup>, garden 89 m<sup>2</sup>, land 260 m<sup>2</sup>.