



## House Five-bedroom (6+1)

Sold

253 m<sup>2</sup>, Praha-západ, Horoměřice





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Usable area	253 m <sup>2</sup>
Plot	709 m <sup>2</sup>
Foot print	203 m <sup>2</sup>
Garden	506 m <sup>2</sup>
Floor area	238 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	G
Reference number	34281

This spacious family house with a sunny garden is located in a quiet residential area of a village close to the outskirts of Prague, near several international schools and the airport.

On the ground floor, there is an airy living room with a dining area, a **winter garden** and an outdoor, partly covered **terrace**, a separate kitchen, a laundry room, a closet, and a hallway with direct access to the garage. Upstairs, there are 5 bedrooms (one with a **terrace overlooking the garden**), 2 bathrooms, and 2 dressing rooms. The attic consists of storage space.

The facilities include tiles, floating floors, plastic windows with interior blinds, and a kitchen with built-in appliances. The garden is well maintained, and **mature trees** provide plenty of **privacy** and shade during hot days. You can park 2 cars in the **large garage**.

Within a 5-minute walk you can get to a kindergarten and elementary school, a municipal office, shops, a pharmacy, an ATM, a post office, and a library. There are also several restaurants and a **wellness center** in the village. The **ISP** International School or **Riverside** are within easy driving distance. The village has excellent transport connections to Prague thanks to suburban buses. The ride to the nearest metro station (Bořislavka) takes 9 minutes. The airport is less than a 15-minute drive away. The surrounding area offer many tourist destinations. Near the house is a bike path that leads to the **Sarka-Lysolaje nature park**.

Interior 201.9 m<sup>2</sup>, terrace 14.8 m<sup>2</sup>, garage 36 m<sup>2</sup> built-up area 203 m<sup>2</sup>, garden 506 m<sup>2</sup>, plot 709 m<sup>2</sup>.

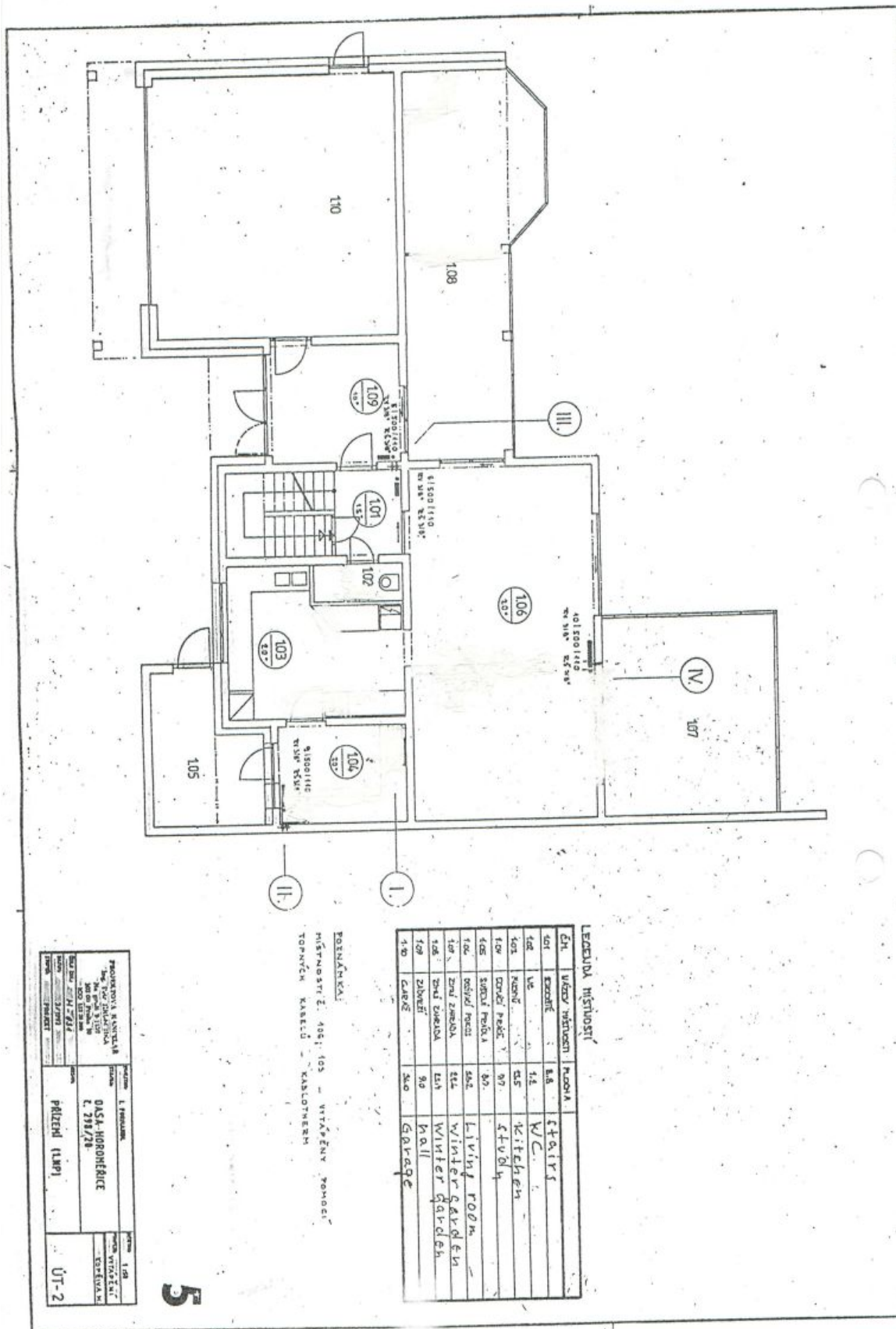
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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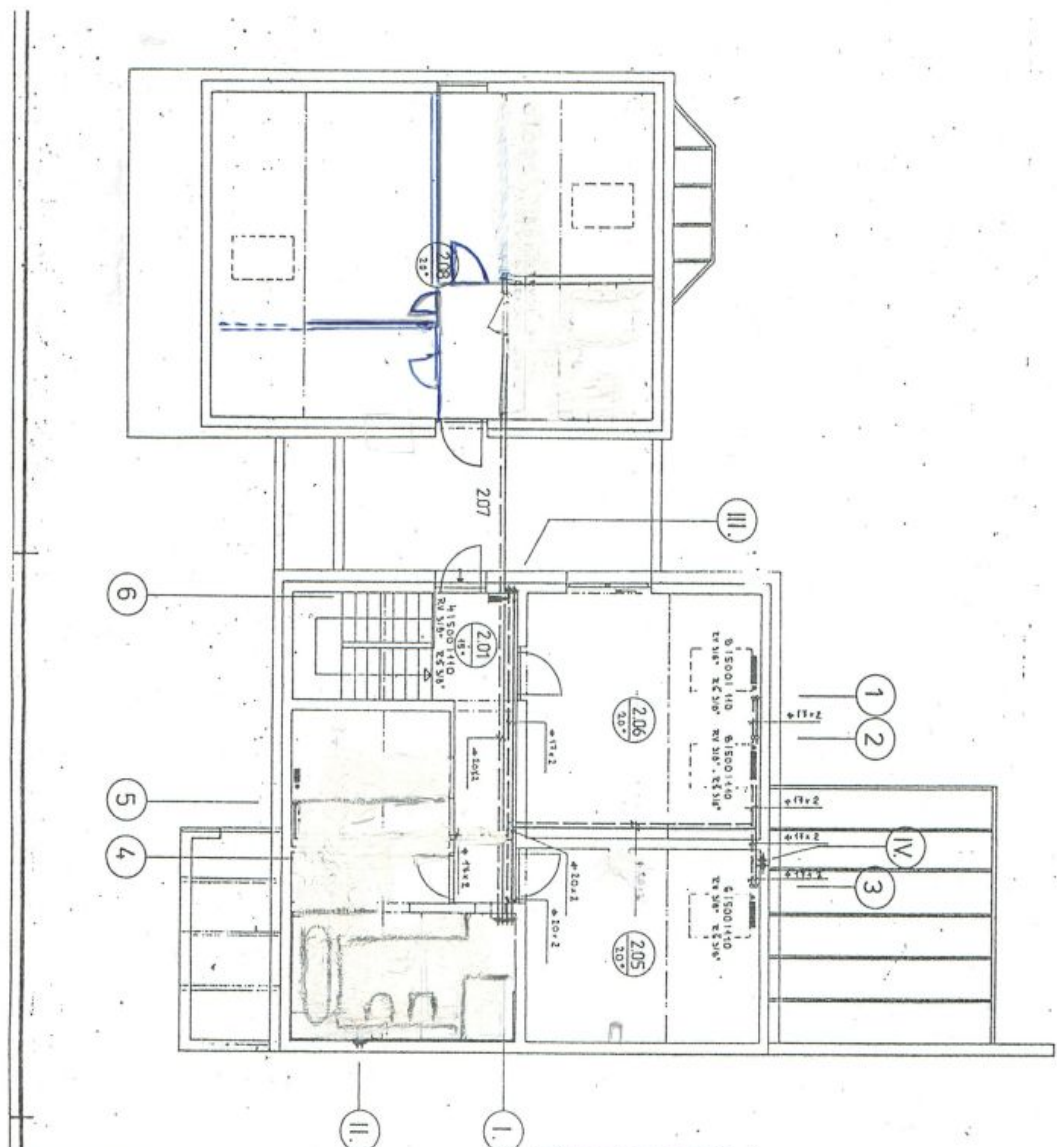




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I. FLOOR

Č. M.	NÁZEV MÍSTNOSTI	PROSTRAHA	POUŽITÍ
1.01	obývací	8,0	CORRIDOR
1.02	chodba, vchod	8,1	CLIOARK ROOM
1.03	WC	4,5	WC
1.04	ložnice	14,0	bath-room
1.05	ložnice	14,0	bedroom
1.06	terasa	24,2	bedroom
1.07	terasa	4,4	TERRACE
1.08	terasa, vchod	10,0	hobby room - study

LEŽÁKÉ ROZVODY Ú.T. JSOU VEDENY V PODLAŽÍ

PŮVODNÍ NÁZEV KANCELARIE ÚT. - 3 ÚT. - 3 ÚT. - 3	MÍSTNOST ÚT. - 3 ÚT. - 3 ÚT. - 3	NÁZEV ÚT. - 3 ÚT. - 3 ÚT. - 3	MÍSTNOST ÚT. - 3 ÚT. - 3 ÚT. - 3
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