



House Three-bedroom (4+1)

Sold

182 m², Prague 10, Uhřetěves





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| | |
|------------------|--------------------------------|
| Total area | 182 m ² |
| Plot | 436 m ² |
| Foot print | 97 m ² |
| Garden | 339 m ² |
| Floor area | 170 m ² |
| Balcony | 12 m ² |
| Parking | Garage + outdoor parking space |
| Garage | Yes |
| Cellar | Yes |
| PENB | G |
| Reference number | 35970 |

This recently fully reconstructed family house is located in the popular residential quarter of Uhříněves with its characteristic wide streets that provide the houses with sufficient distance and privacy.

Spread out over two floors with a total area of **170 sq. m.**, the house is divided into a living room connected to a dining room and a bright kitchen with **garden views**, 3 bedrooms (2 of which have **balconies**), and a utility room. The living room has access to the **garden terrace**. There is a **garage** in the basement.

Everything in the house is **brand new**: plastic windows, floating **wooden floors**, large-format tiles, **veneered doors with concealed hinges** and a clear height of 220 cm, a kitchen with Franke appliances, designer sanitary ware or, a Vaillant gas boiler. The house is connected to the water supply and sewerage system. In addition to the garage, it is also possible to park on a paved area under a carport.

The popular quiet location between the **Botič-Milíčov Nature Park** and the **Uhříněv ponds** is easily accessible. There is a train station reachable within a 6-minute bus ride, from where you can easily reach the center (the ride to the Main Railway Station is only 21 minutes). For trips by car, you will appreciate the area's fast connection to the D1 highway and the Prague Ring Road. In the city district of Prague 22 - Uhříněves there are supermarkets, a post office, several kindergartens and elementary schools, a general practitioner's office and pediatricians, sports grounds, and other services. The surrounding area offers many hiking and bike trails, for example to a **large forest park**.

Interior 170 m², built-up area 97 m², garden 339 m², land 436 m².

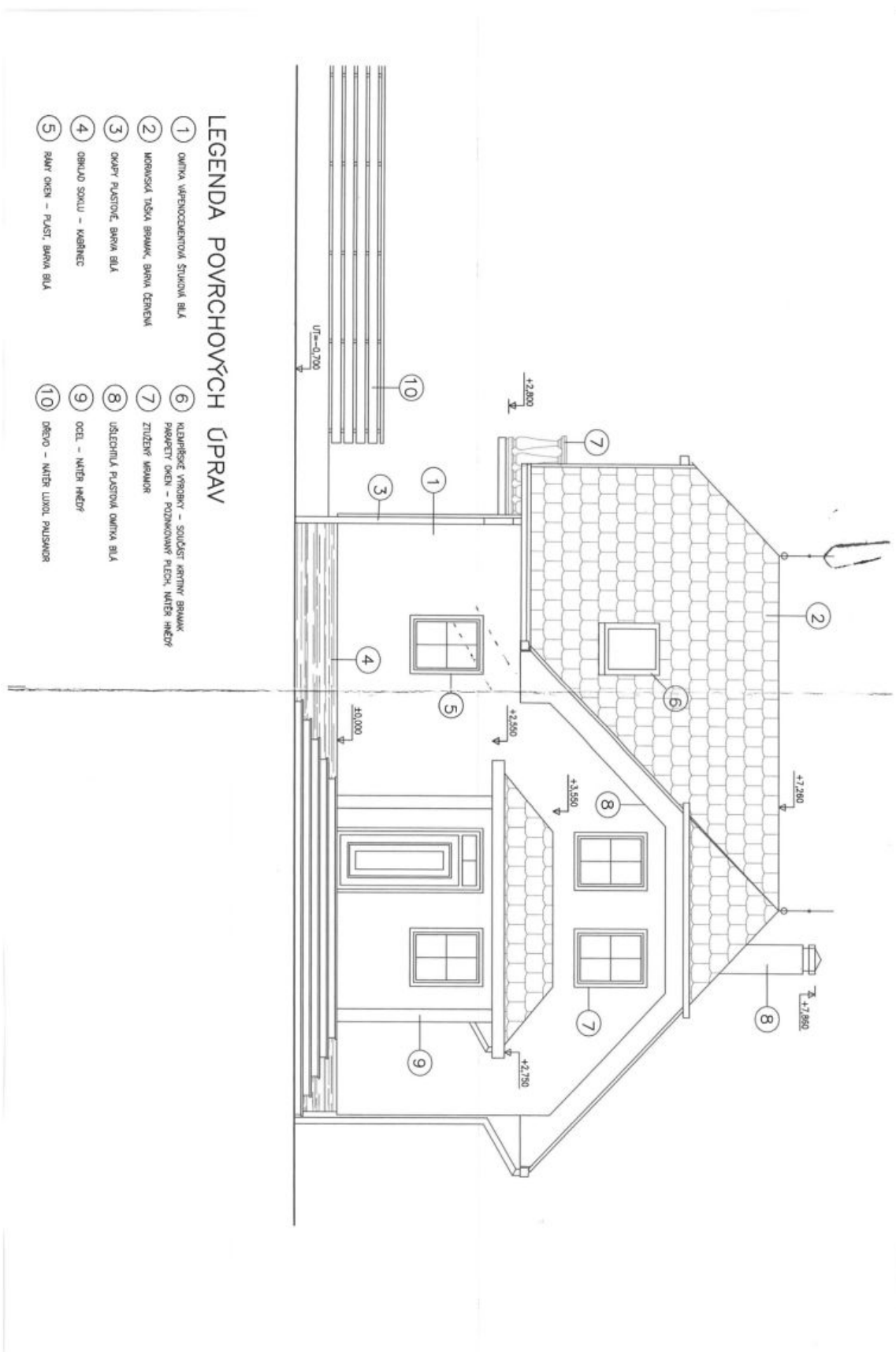
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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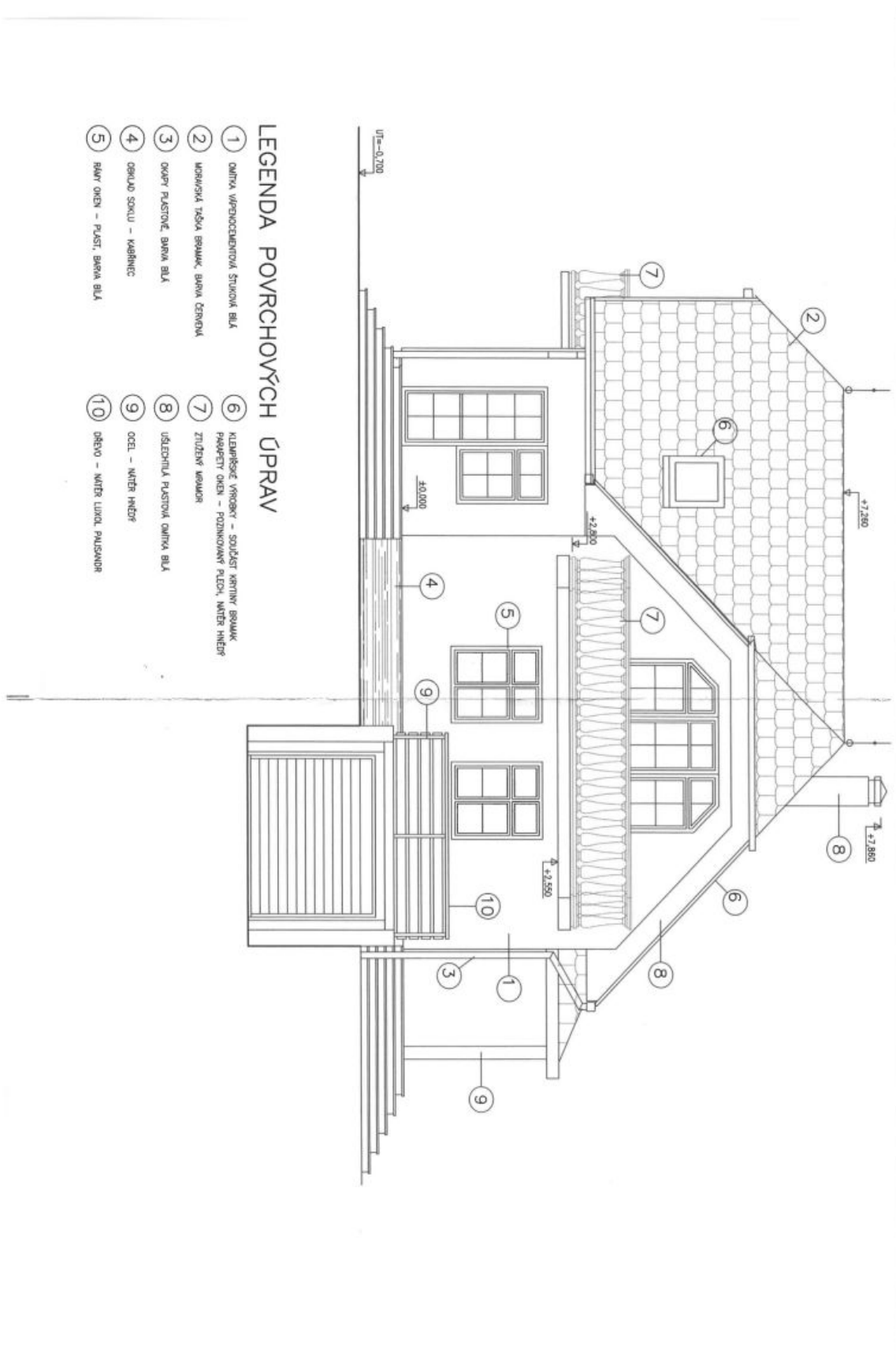




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LEGENDA POVRCHOVÝCH ÚPRAV

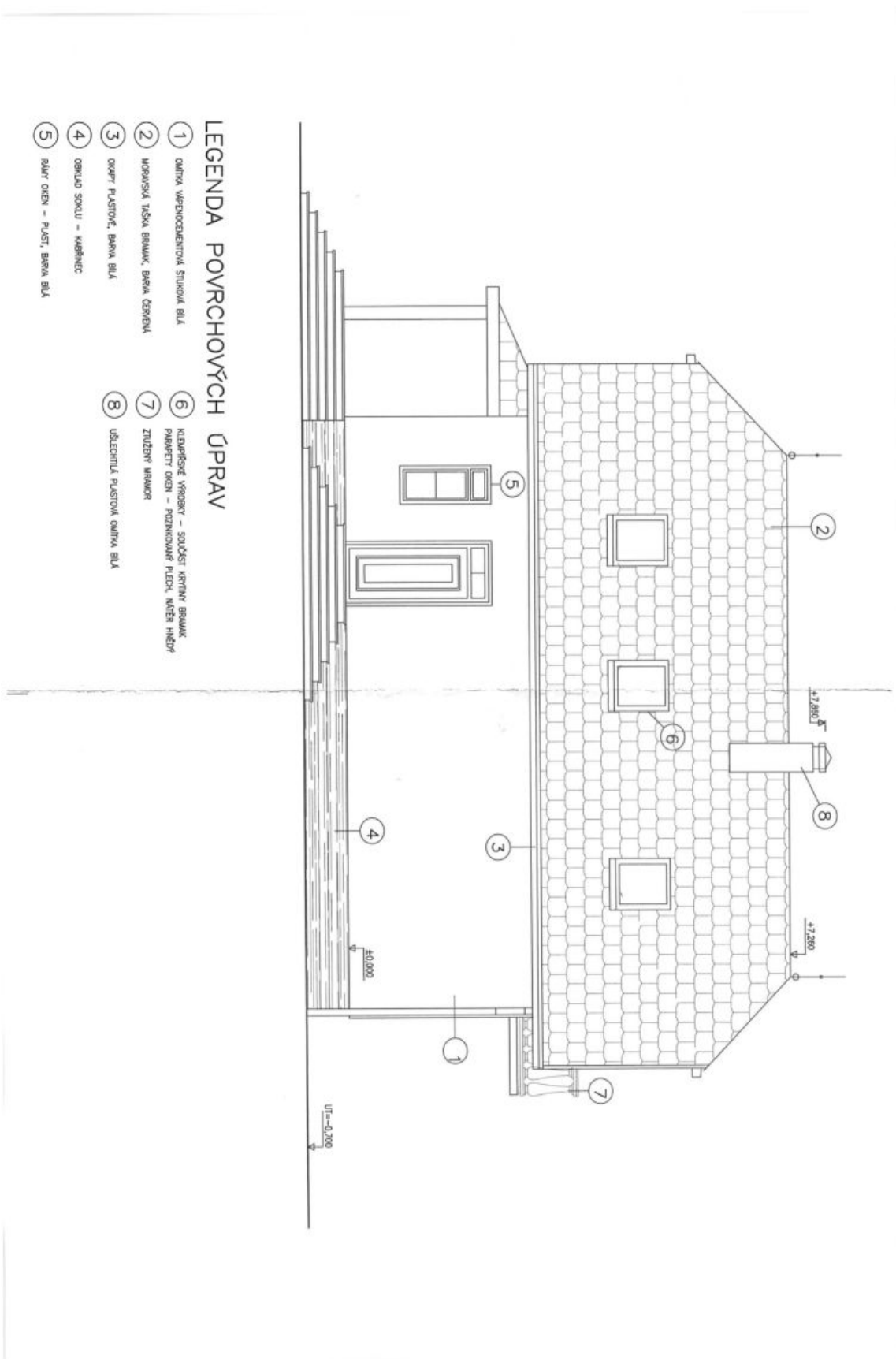
- ① OMLTA VĚROHOCEKOVANÁ STUOVKA BILÁ
- ② KUPAČSKÁ TAŠKA BRANIK, BARVA ČERNÁ
- ③ OKRPI PLASTOVÉ, BARVA BILÁ
- ④ OBRUBO SOUKU - KAPALICE
- ⑤ RÁMY OKEN - PLAST, BARVA BILÁ
- ⑥ KLEPÍŠKOVÉ VÝROBKY - SOUKLÁSTĚ KAPALINĚ BRANIK, PÁPEREVÉ OKEN - POZINKOVANÝ PLOCH, MATERIÁL NĚRST
- ⑦ ZIŽENÝ KAPALINĚ
- ⑧ UŠLECHTLÁ PLASTOVÁ OMLTA BILÁ
- ⑨ OCEL - MATERIÁL NĚRST
- ⑩ DŘEVO - MATERIÁL LUXOL PALISANDR



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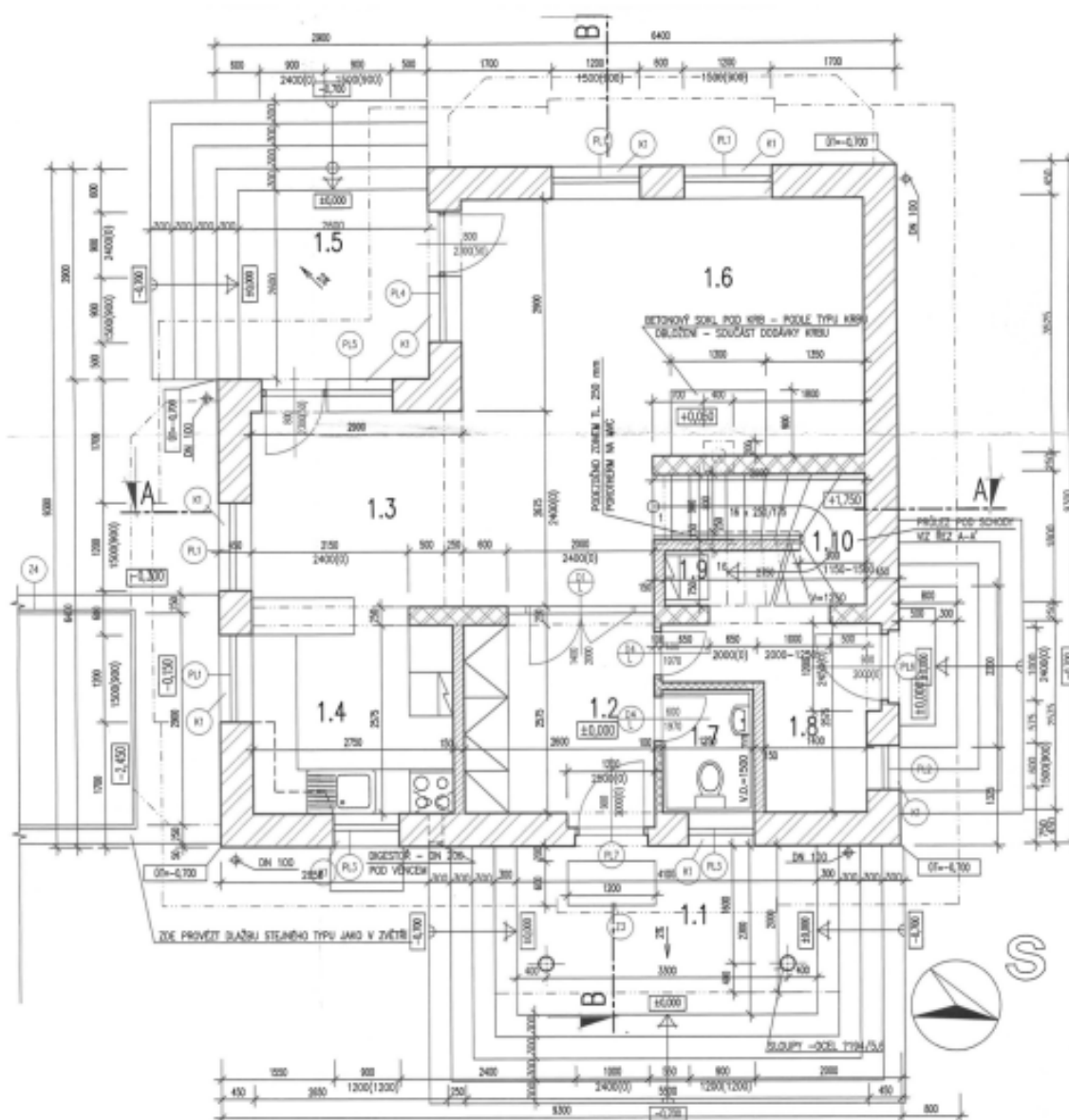




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TABULKA MÍSTNOSTÍ

| ČÍSLO MÍST. | NÁZEV MÍSTNOSTI | PLOCHA (m ²) | POVrchY POKRYTÍ | SOKLY | POROHY STĚN A STRIPE | OKLADY |
|-------------|---------------------|--------------------------|-----------------|---------------|----------------------|-----------------|
| 1.1 | ZÁVĚR | 8,2 | KD | KS s=120mm | OH | - |
| 1.2 | KUCHA | 6,7 | KD | KS s=120mm | OH | - |
| 1.3 | JEDLÁNÍ KUCHA | 7,8 | KD | KS s=120mm | OH | - |
| 1.4 | KUCHYŇE | 7,8 | KD | KS s=120mm | OH | KD NAD LUKOU |
| 1.5 | TERRASA | 8,4 | KD-B | - | - | - |
| 1.6 | OBYTNÍ PORUCH | 24,8 | KOVANL | LSM KOVANL | OV | - |
| 1.7 | WC | 1,6 | KD | - | OV | KD s=1800mm |
| 1.8 | HLAŠ ZÁHRAD. POTŘEB | 5,2 | KD | - | OV | - |
| 1.9 | PROSTOR POD SCHODY | 3,5 | KD | - | OV | - |
| 1.10 | SCHODIŠTĚ | 4,2 | OS | LSM UŠTĚ | OV | - |

LEGENDA K TABULCE MÍSTNOSTÍ :

OV - OMIČKA VŘEŠNĚ STAVĚNĚ, ŽV. PAŠKOVÁNĚ + MALBA PŘEKAZIT
 KD - KERAMICKÁ BLAŽNA
 K-V - KERAMICKÁ BLAŽNA VNĚJŠÍ - MRAZOVZDORNÁ A PROTISKLIZNÁ
 K-D - KERAMICKÝ OKLAD
 KS - KERAMICKÝ SOKL
 OS - DRČENÉ STUPNĚ, POSTUPNĚ NÁZĚR
 SKALBY PŘOKLAD VZ. REZY A-A & B-B

LEGENDA :

ŽIVO TL. 450 mm Z CHELMŮCH BLOKŮ PORUCHEM PIS NA MV
 ŽIVO TL. 250 mm Z BLOKŮ PORUCHEM PIS NA MČS
 PŘÍCHOVĚ ŽIVO TL. 150 mm Z CHEL. OP NA MČS
 PŘÍCHOVĚ ŽIVO TL. 150 mm Z CHEL. OBTŘIVÝCH PŘÍ-ČE (200x400) NA MV
 ±0,000=700 mm NAD UPRAVENÝM TERÉNEM



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