



## House Three-bedroom (4+1)

Sold

354 m<sup>2</sup>, Praha-západ, Vrané nad Vltavou





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Total area	354 m <sup>2</sup>
Plot	750 m <sup>2</sup>
Foot print	278 m <sup>2</sup>
Garden	473 m <sup>2</sup>
Floor area	339 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage with direct access to the house
Garage	Yes
Cellar	-
PENB	D
Reference number	39570

This family house with a bright and airy interior and a practical layout is surrounded by a landscaped southeast-facing garden. Standing on a quiet cul-de-sac in the village Vrané nad Vltavou, it is located in the beautiful hilly landscape on the right bank of the Vltava River near the southern edge of Prague.

On the ground floor, there is an entrance hall lit by skylights, a large living room connected to the dining room and **garden**, and a kitchen connected by a glass door with the garden. There is also a **sauna**, a bathroom, and a spacious storage closet with a shower and a connection for a washing machine. In the attic, there are 3 bedrooms and a bathroom with a window and a corner bath.

The house was built in 1997 using **quality materials**; the interior is suitable for modernization. Heating is provided by a **heat pump** (air-to-air) and a wood-burning fireplace. You can park in the **garage** with direct access to the house. The grassy garden is decorated with coniferous and deciduous solitary trees; the mature hedge ensures **perfect privacy**.

A perfect location for **family living** - it is right next to a kindergarten and less than 10 minutes on foot from an elementary school. Also within easy reach is a medical center with a general practitioner, pediatrician, and dentist, a children's playground, a gym, a post office, a grocery store, and a railway station with comfortable links to Prague's Main Railway Station. When travelling by car, take advantage of the easy access to the Prague Ring Road. The village is surrounded by **dense forests** with many natural monuments and reservations, which are part of the **Central Bohemia nature park**; you can reach the other side of the river by **ferry**.

Interior 339 m<sup>2</sup>, built-up area 278 m<sup>2</sup>, garden 473 m<sup>2</sup>, land 750 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.

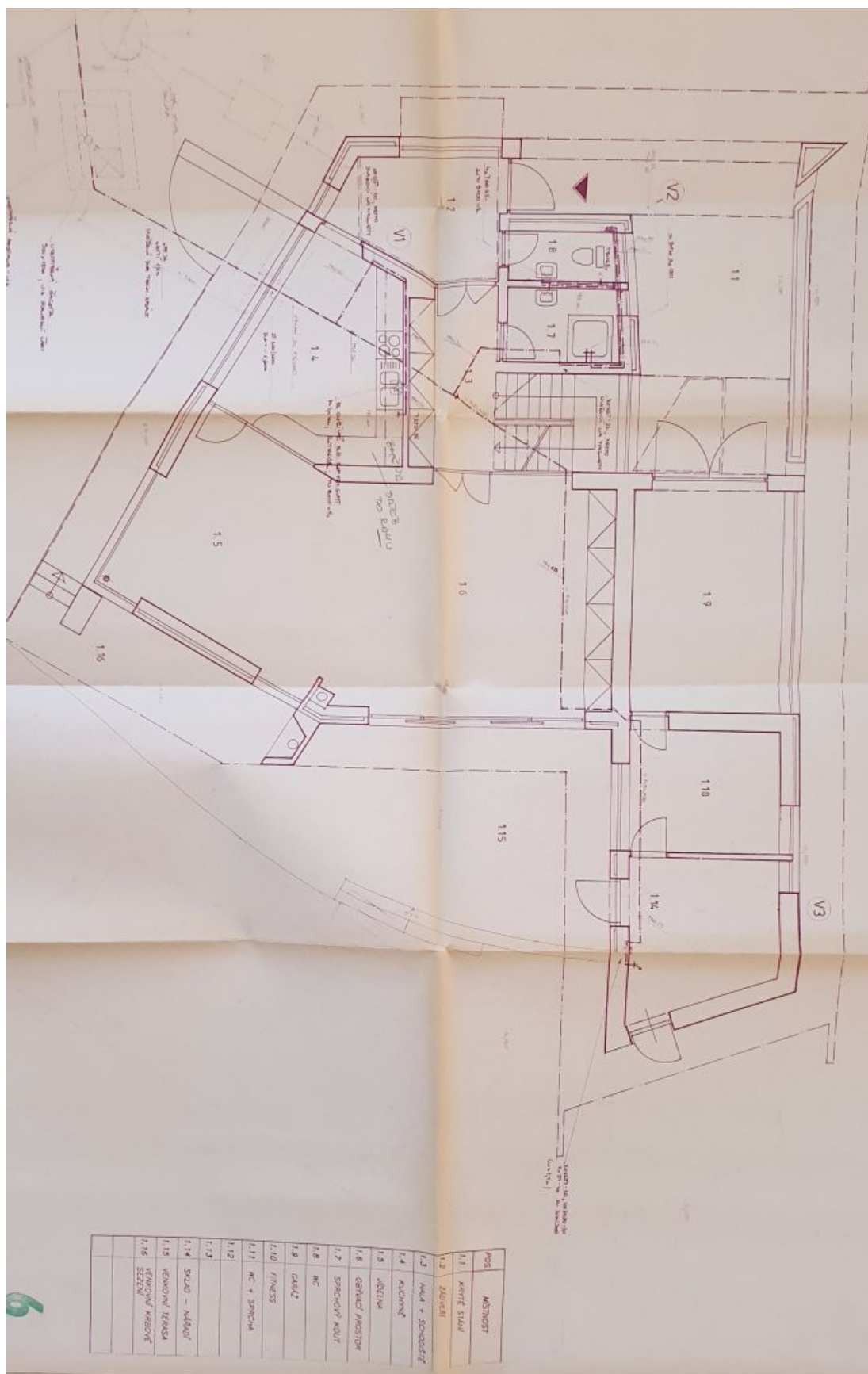




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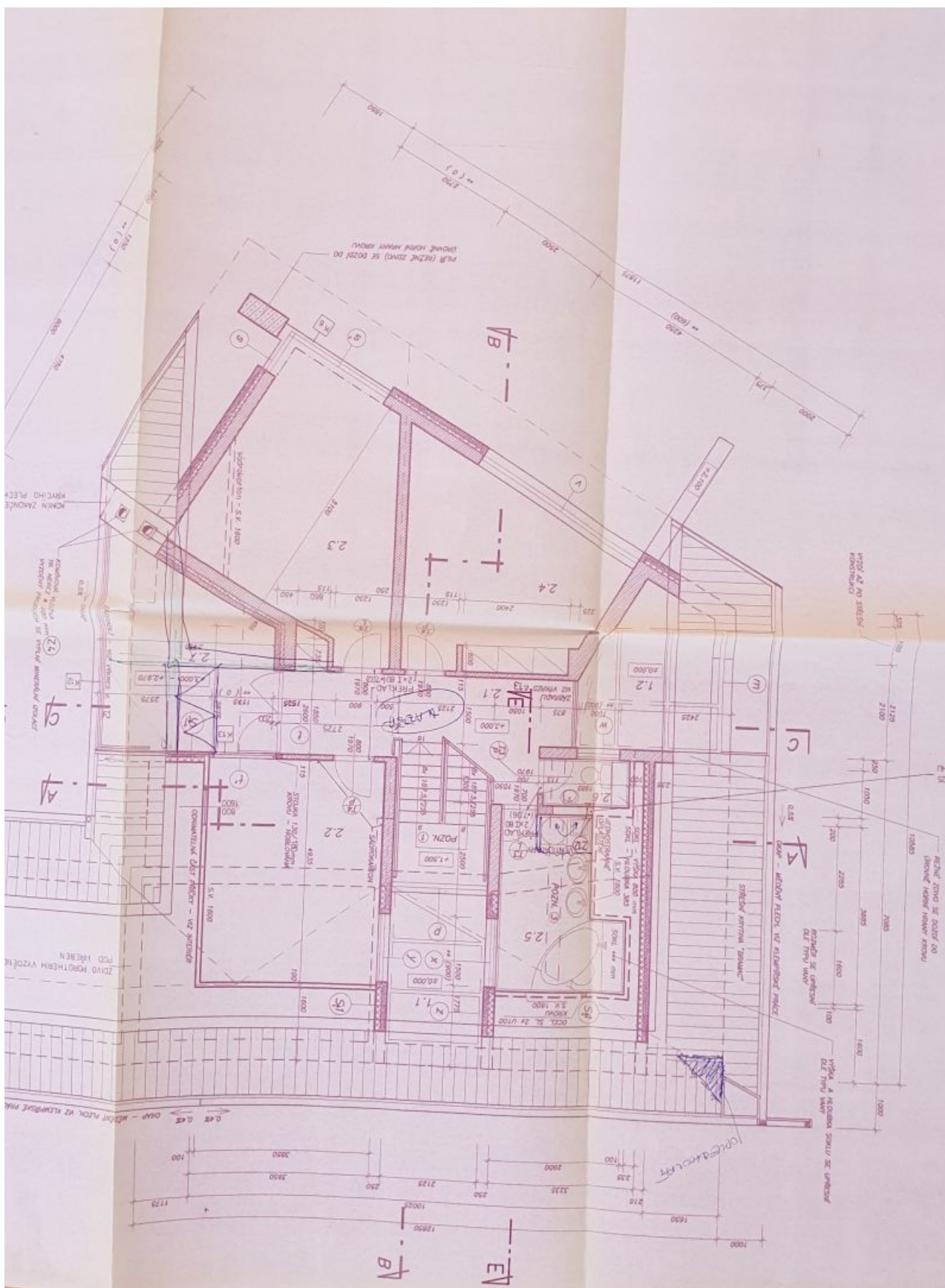




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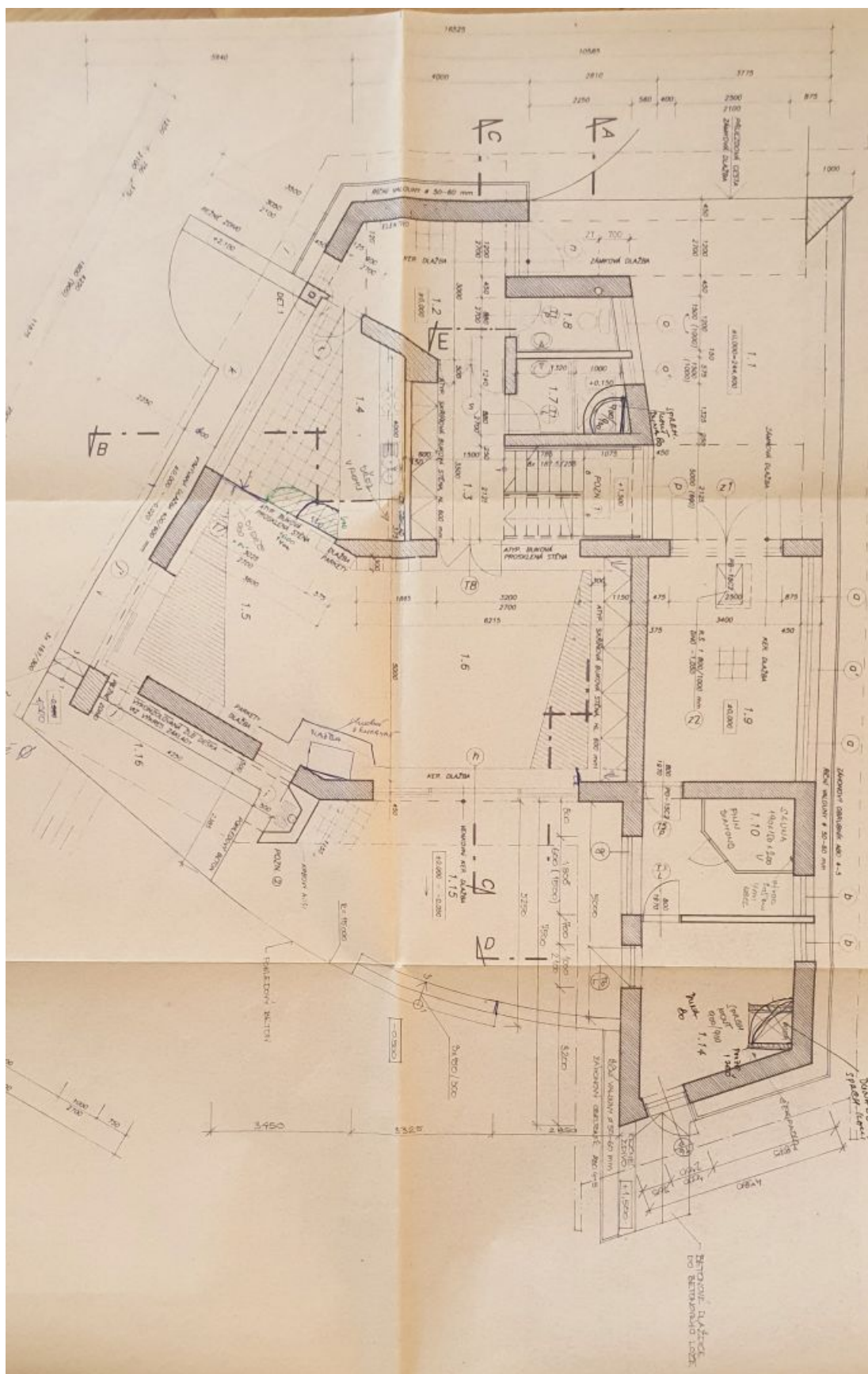




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