



## House Five-bedroom (6+kk)

Sold

214 m<sup>2</sup>, Prague 8, Bohnice, U Drahaně





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Plot	240 m <sup>2</sup>
Foot print	138 m <sup>2</sup>
Garden	102 m <sup>2</sup>
Parking	Garage with direct access to the house.
Garage	Yes
Cellar	-
PENB	B
Reference number	42124

This recently completed, brand new air-conditioned three-story house (semi-detached house with separate units) with quality equipment and a garden boasts an amazing location in the protected village monument zone of Staré Bohnice with a peaceful atmosphere yet within easy reach of all services.

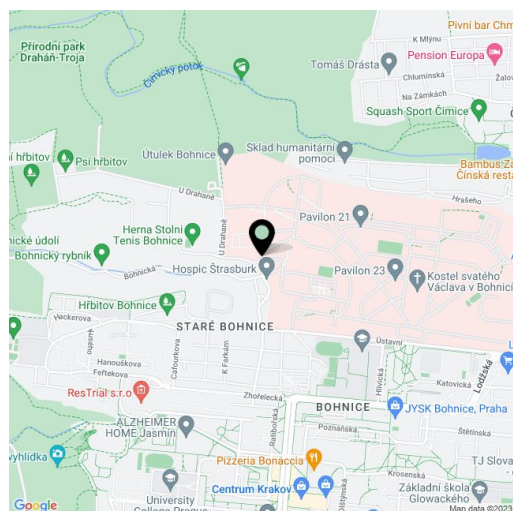
The ground floor consists of a living room with a preparation for an open plan kitchen and access to the **garden terrace**, a hallway, a foyer, a toilet, a pantry, and a garage with direct access to the house. The 1st floor consists of a master bedroom with en-suite bathroom, another 2 bedrooms, a central bathroom, and a staircase hall. In the attic there are 2 rooms (1 with a preparation for a kitchen), a bathroom, and a utility room.

The brick insulated building is made of quality materials; windows are **wooden** with triple-glazed panes and **window blinds**. Floors are **oak slats**, and the terrace surface is made of **Siberian larch**. The concrete staircase has **oak paneling**, the bathrooms and hallway have Italian large-format tiles. Heating is by an economical gas condensing combined Protherm boiler with a storage tank, underfloor heating on the ground floor, radiators on the first floor and attic, and a radiator can also heat the garage. The equipment includes **air-conditioning in all rooms**, Sapeli veneered interior doors with **magnetic locks**, **Grohe** and **Polysan** sanitary ware, Internet and TV distribution in all rooms, cable distribution for alarm sensors, and a panel with the possibility of connecting it to the PCO. Both houses are perfectly soundproofed. A rainwater retention tank is ready to irrigate the garden.

The location of the house on an elevated plot guarantees **first-class views** of the panorama of Staré Bohnice and the surrounding greenery. The house is close to tennis courts, a **Baroque farmhouse** and the **Romanesque Church** of Sts. Peter and Paul, on the edge of the **Drahaň-Troja Nature Park**, which offers beautiful walks and bike rides. Within a short walk you can reach the Botanical Garden or the popular **cycle and inline track along the Vltava River**. By bus from a nearby stop, you can quickly reach the **Kobylisy metro station** or the zoo. A kindergarten, elementary school, and a high school, a supermarket, restaurants, and cafes are nearby.

Usable area 213.8 m<sup>2</sup> of which the interior is 196.5 m<sup>2</sup> and garage 17.3 m<sup>2</sup>, built-up area 138 m<sup>2</sup>, garden 102 m<sup>2</sup>, land 240 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.



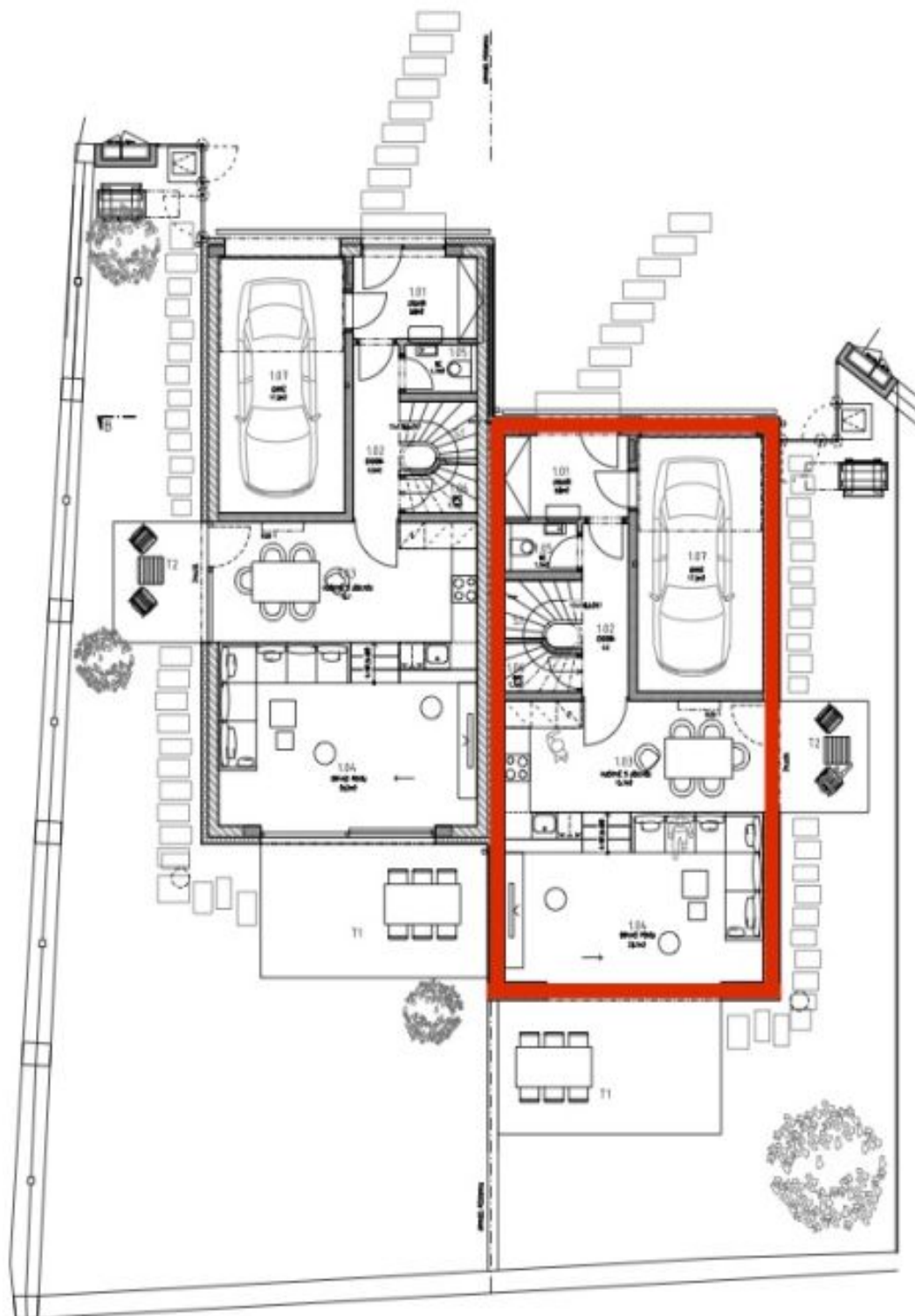




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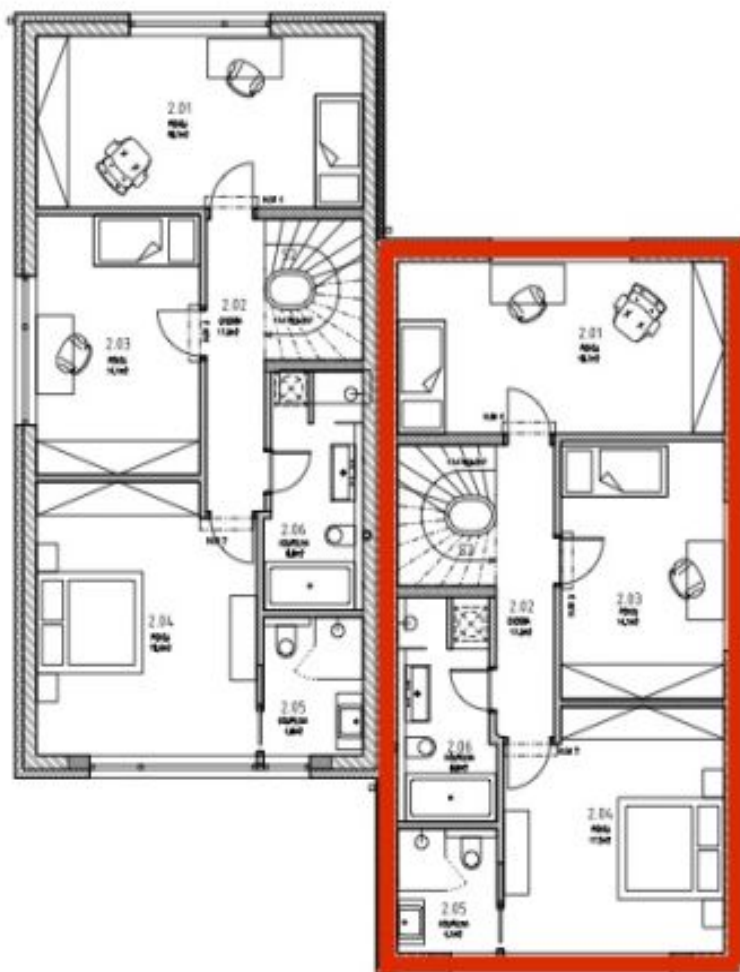




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