



## House Five-bedroom (6+kk)

Sold

231 m<sup>2</sup>, Praha-západ, Jesenice





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Total area	231 m <sup>2</sup>
Plot	732 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Garden	593 m <sup>2</sup>
Floor area	183 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	43 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	101276

**This brick family house with a gable roof is surrounded by a flat garden in the newer residential area of Jesenice. This town on the outskirts of Prague is excellently accessible by suburban transport and by car along the D0 Ring Road.**

The ground floor consists of a living room with an adjoining kitchen and dining room, 2 rooms (1 created from the original garage), a toilet, a storage room accessible from the outside, a staircase, and an entrance hall. The living and dining room are connected to the **garden terrace**. Three bedrooms are upstairs, two of which have access to the **balcony**, complete with a bathroom.

The insulated brick building was approved in June 2011. All rooms have **air-conditioning, underfloor heating** throughout (except for the room that was formerly a garage). Heating is by a Baxi gas boiler. Windows are plastic with double glazing; floor are floating laminate; the entrance door is plastic and the interior **Sapeli** doors are veneered. Parking can be arranged by building a carport. Facilities include a **security system** with an alarm. The northwest-facing garden is maintained by an **automatic irrigation system**.

The residential area is located in a part of Jesenice off of the main road. There is a supermarket, a pharmacy, and a pastry shop are not far from the house. There is an elementary school and a public and private kindergarten in town, and the prestigious **Sunny Canadian School** is a 3-minute drive away. Driving to Prague takes just a few minutes by suburban bus or car, and the D1 highway is also nearby. It is possible to drive to **Průhonice Park** or one of the vast **surrounding forests**.

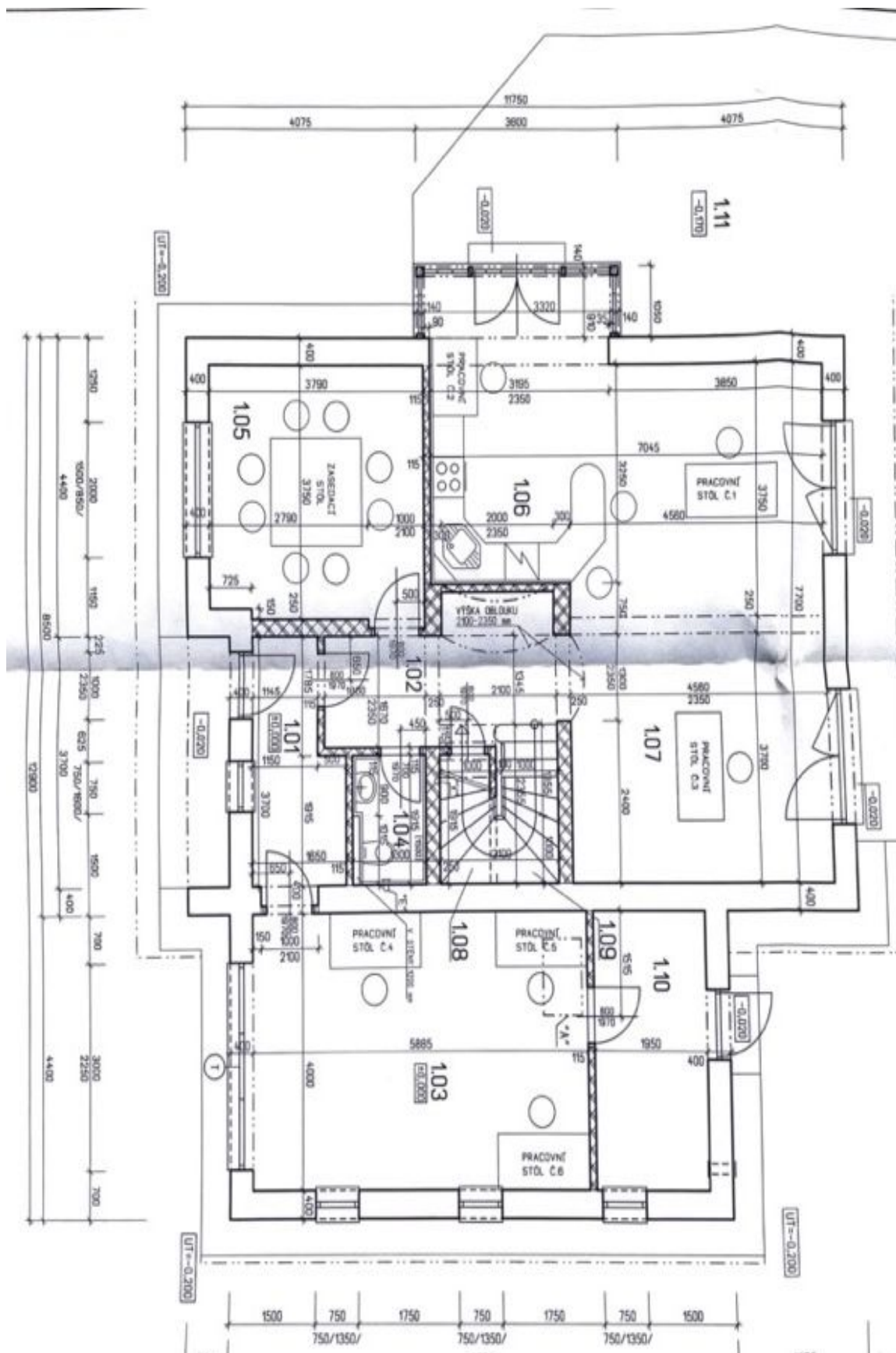
Usable area 230.7 m<sup>2</sup> (of which the interior is 183 m<sup>2</sup>, terrace 42.5 m<sup>2</sup>, and balcony 5.2 m<sup>2</sup>), built-up area 139 m<sup>2</sup>, garden 593 m<sup>2</sup>, plot 732 m<sup>2</sup>.



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