



## House Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Praha-západ, Nučice, Dobříčská





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Plot	228 m <sup>2</sup>
Foot print	84 m <sup>2</sup>
Garden	98 m <sup>2</sup>
Parking	Garage and outdoor parking space
Garage	Yes
Cellar	-
PENB	C
Reference number	101541

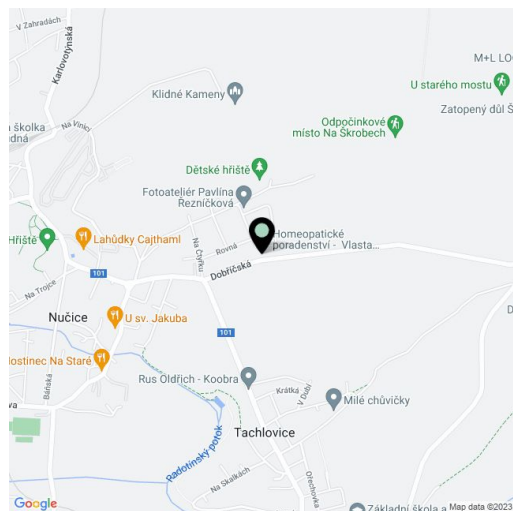
**This well-maintained brick terraced family house with a garage is located in a quiet place in the village of Nučice on the southwestern outskirts of Prague, which is easily accessible by suburban public transport and by car.**

On the ground floor is an entrance hall, a corridor, a toilet, a living room with an adjoining kitchen and dining room (with an addition of a partition, you can create a study/guest room and **change the layout of the house to 4-bedroom**). Under the stairs is a closet with storage space. The staircase hall leads to 3 spacious bedrooms and a large bathroom. There are also storage spaces in the attic.

The house was approved in 2006. The kitchen with Gorenje appliances and vinyl floors is new from 2021. Windows are plastic. Heating is provided by a Vaillant gas boiler. Part of the house is a **garage** with an outdoor **parking space** in front of it. From the living room, you can enter **the terrace with a well-maintained garden**.

The village stands out for its **high-quality infrastructure**—there is a kindergarten, an elementary school from 1st to 9th grade, a restaurant, a cafe, a pastry shop, a sports field, a grocery store, a post office, and a library. Transport connections to Prague are provided by suburban buses with a terminus at the **Zličín metro station** or by train that can take you to the **Smíchov Railway Station**. The nearby approach to the Prague Ring Road facilitates traveling by car. The surroundings offer many hiking and bike trails, for example to the **Český Karst protected area** or the **Křivoklátsko protected area**.

Usable area 132 m<sup>2</sup> (of which interior 115.39 m<sup>2</sup>, garage 16.36 m<sup>2</sup>), garden 98 m<sup>2</sup>, paved area 46m<sup>2</sup>, plot 228 m<sup>2</sup>.

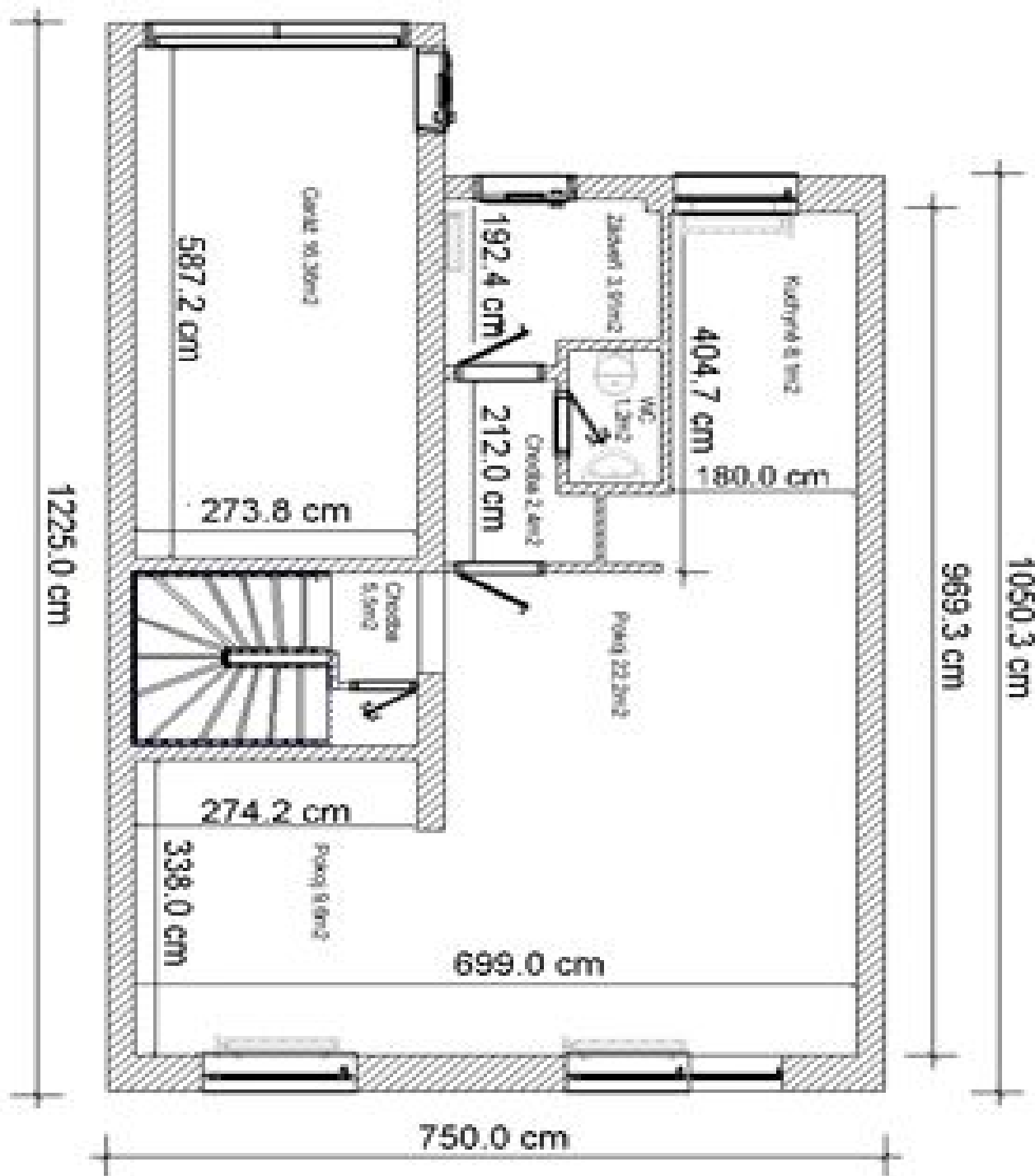




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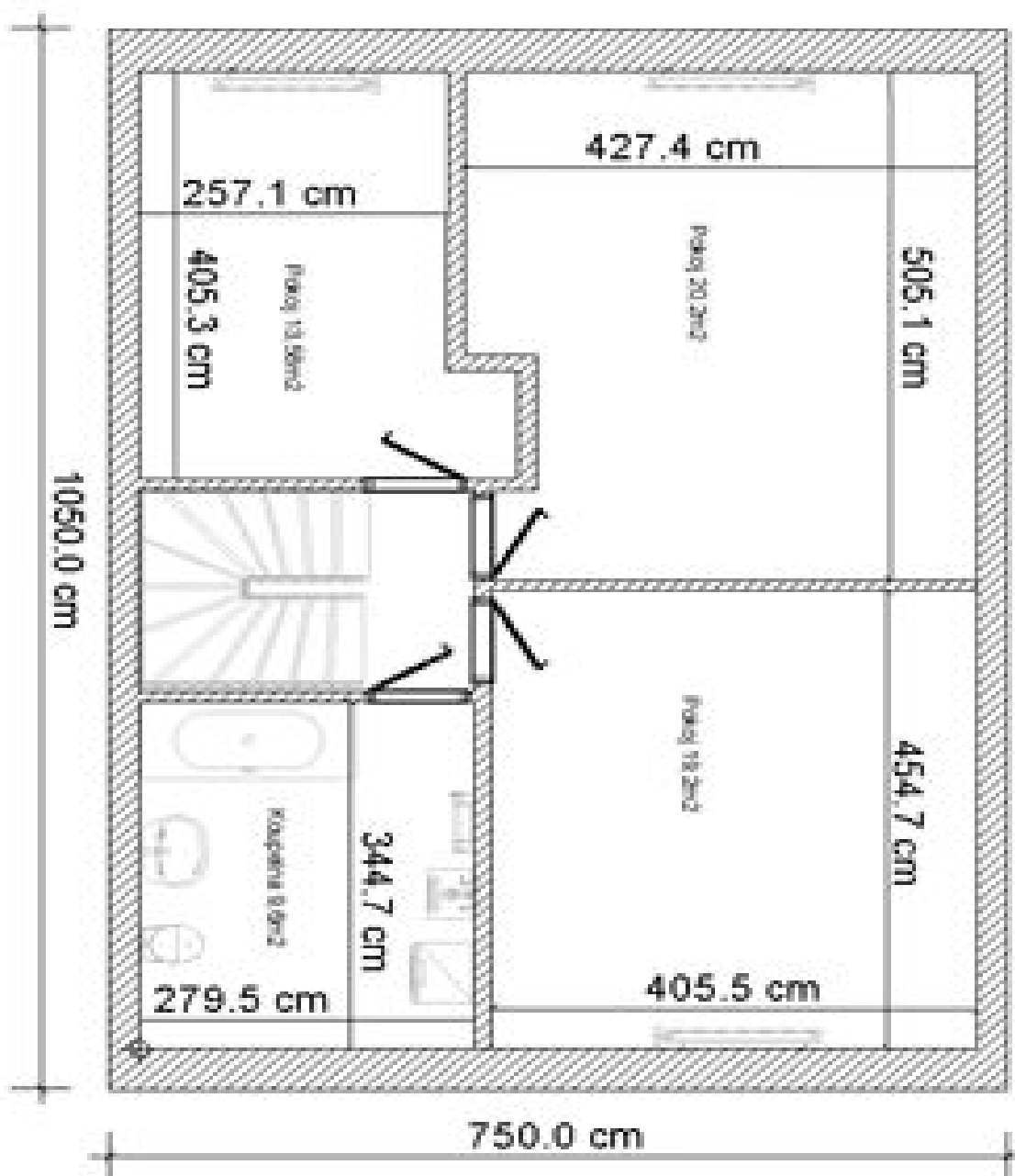




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