



## House Seven-bedroom (8+kk)

Sold

249 m<sup>2</sup>, Prague 5, Lipence, Černošická





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Total area	249 m <sup>2</sup>
Plot	316 m <sup>2</sup>
Foot print	149 m <sup>2</sup>
Garden	167 m <sup>2</sup>
Floor area	220 m <sup>2</sup>
Terrace	28 m <sup>2</sup>
Parking	Garage and two parking spots on the plot
Garage	Yes
Cellar	-
PENB	B
Reference number	102770

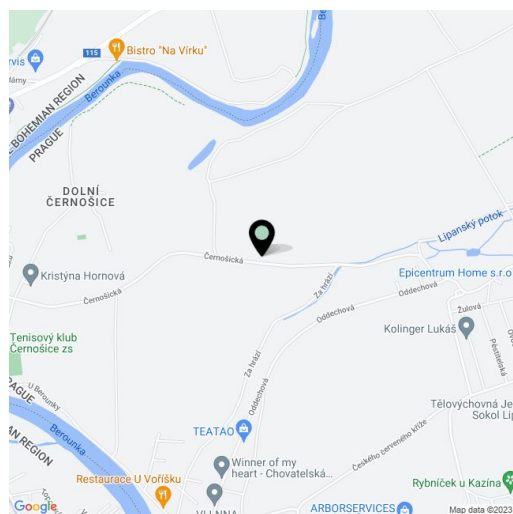
**This fully and nicely furnished terraced family house with a heated swimming pool and breathtaking views of the countryside is located in Prague 5 - Lipence, right next to the 18-hole golf course Prague City Golf, close to nature and within quick reach of everything you need.**

On the ground floor of the house is a living room with a kitchen, dining room, access to the **terrace** and **garden**, and a staircase to the **garage**, a toilet, a storage room, and an entrance hall. On the 1st floor are 3 bedrooms, a study with a **terrace**, a dressing room, and 2 bathrooms (bathtub, WC/shower, WC). One of the bedrooms has **another terrace with far-reaching views of the surroundings**. The 2nd floor of the house offers a master bedroom with an en-suite bathroom (shower, toilet), a dressing room and a **terrace with very nice views** of the golf course, the Berounka River, and the city skyline. On this top floor is also a study, a dressing room, and a bathroom (shower, toilet).

The house was built in **2021**. The interior is fully equipped and furnished, including built-in wardrobes and closets. The floors are **wooden oak** and tiled, and the large-format windows have triple glazing, electrically controlled **exterior window blinds**, and **insect nets**. The **designer kitchen** is equipped with built-in appliances, including an induction hob, a dishwasher, and an American refrigerator. In the maintenance-free garden, there is a terrace made of **exotic wood** covered by a **bioclimatic pergola**, a children's slide, and a **covered swimming pool** (18 sq. m.) with **salt water**, heated by a heat pump. The house is heated by a gas boiler. The entire house is guarded by a Jablotron security system. A **garage** with storage space and **2 outdoor parking spaces** are used for parking.

This amazingly **quiet residential area** is directly adjacent to the newly renovated **Prague City Golf golf course**. In the immediate vicinity is a kindergarten and elementary school, a municipal office, a grocery store, or a cafe. The **PBS international school** in Modřany is a short driving distance away. There are connections to the Smíchovské nádraží metro station from the nearby bus stop, and you can easily get to the D4 highway and the City Ring Road by car. This desirable location on the edge of the city is close to nature, either at the **Berounka River**, in the **Český karst PLA**, or the **deep Brdy forests**.

Usable area 248.5 m<sup>2</sup> of which interior 220.2 m<sup>2</sup> and terraces 28.5 m<sup>2</sup>, built-up area 149 m<sup>2</sup>, garden 167 m<sup>2</sup>, plot 316 m<sup>2</sup>.





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1.NP



2.NP



3.NP



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8+kk		RD D3	
1.NP	1.01	vstupní hala	7,5 m <sup>2</sup>
	1.02	WC	2,0 m <sup>2</sup>
	1.03	komora	2,4 m <sup>2</sup>
	1.04	obývací pokoj + KK	48,8 m <sup>2</sup>
	1.05	schodiště	6,1 m <sup>2</sup>
	1.06	schodiště	2,4 m <sup>2</sup>
	1.07	garáž	21,3 m <sup>2</sup>
2.NP	2.01	chodba	10,9 m <sup>2</sup>
	2.02	schodiště	4,8 m <sup>2</sup>
	2.03	kána	3,4 m <sup>2</sup>
	2.04	ložnice	12,0 m <sup>2</sup>
	2.05	ložnice	11,8 m <sup>2</sup>
	2.06	koupelna	4,6 m <sup>2</sup>
	2.07	koupelna	3,2 m <sup>2</sup>
	2.08	ložnice	10,6 m <sup>2</sup>
	2.09	pracovna	10,2 m <sup>2</sup>
3.NP	3.01	schodiště	2,1 m <sup>2</sup>
	3.02	chodba	8,1 m <sup>2</sup>
	3.03	kána	3,3 m <sup>2</sup>
	3.04	ložnice	18,9 m <sup>2</sup>
	3.05	koupelna	2,5 m <sup>2</sup>
	3.06	koupelna	3,1 m <sup>2</sup>
	3.07	ložnice	10,1 m <sup>2</sup>
	3.08	pracovna	10,1 m <sup>2</sup>
užitá plocha		220,2 m <sup>2</sup>	
sazbový posazek		107,0 m <sup>2</sup>	
příbly posazek		160,0 m <sup>2</sup>	
	TE1	terasa	7,6 m <sup>2</sup>
	TE2	terasa	8,2 m <sup>2</sup>
	TE3	terasa	12,5 m <sup>2</sup>
	ZA	zahrada	210,0 m <sup>2</sup>