



## House Five-bedroom (6+1)

Sold

270 m<sup>2</sup>, Prague 6, Nebušice, Malý Dvůr





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Plot	653 m <sup>2</sup>
Foot print	175 m <sup>2</sup>
Garden	478 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	G
Reference number	102982

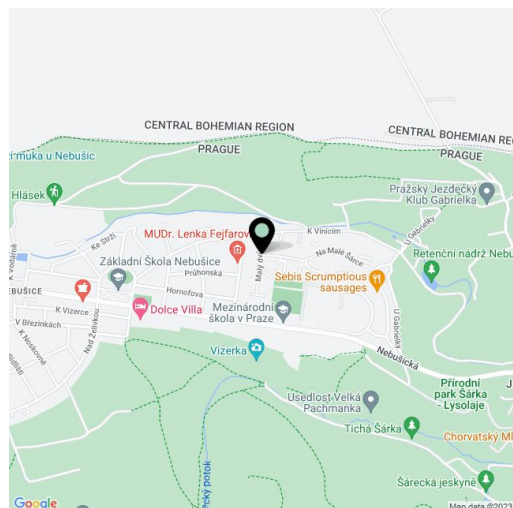
**This spacious, well-maintained family house (separate half of a semi-detached house) with 5 bedrooms, 4 bathrooms, a double garage, and a south-facing garden is part of a safe residential area in Prague 6 - Nebušice in close proximity to the prestigious International School of Prague. The advantages of the location include a peaceful atmosphere, closeness to nature, and quick access to the airport.**

The ground floor consists of a living room with access to the **terrace** and garden, a separate kitchen with a dining room, 1 bedroom, a bathroom (with a shower and toilet), a pantry, a laundry room with **access to the garden** and an entrance hall connected by a door to the **garage**. Upstairs is a gallery with a work area, 4 bedrooms, 3 bathrooms (with a shower and toilet), a **dressing room**, and a storage room.

The house was built in 1999. Floors are **parquet** and tiled, and the facilities include a complete kitchen, built-in wardrobes, a central vacuum cleaner, **massage showers**, plastic windows with blinds and skylights, a new gas boiler, and a **security device** linked to a **non-stop security service**. Convenient parking is provided by the **double garage**.

The house is located in a secure area with **minimal car traffic** and **professionally maintained greenery**. The **ISP international school** is literally a few steps away, and the district also has a state kindergarten and elementary school, several restaurants, a grocery store, or a post office. Transport connections are provided by buses, and the ride to the Borislavka metro and tram station takes 6 minutes. The place is conveniently located for those who make frequent trips to the airport. The advantages of the location also include an abundance of green areas, as the district is surrounded by the **extensive Šárka-Lysolaje nature park** with many hiking and biking trails.

Usable area 270 m<sup>2</sup>, built-up area 175 m<sup>2</sup>, garden 478 m<sup>2</sup>, plot 653 m<sup>2</sup>.

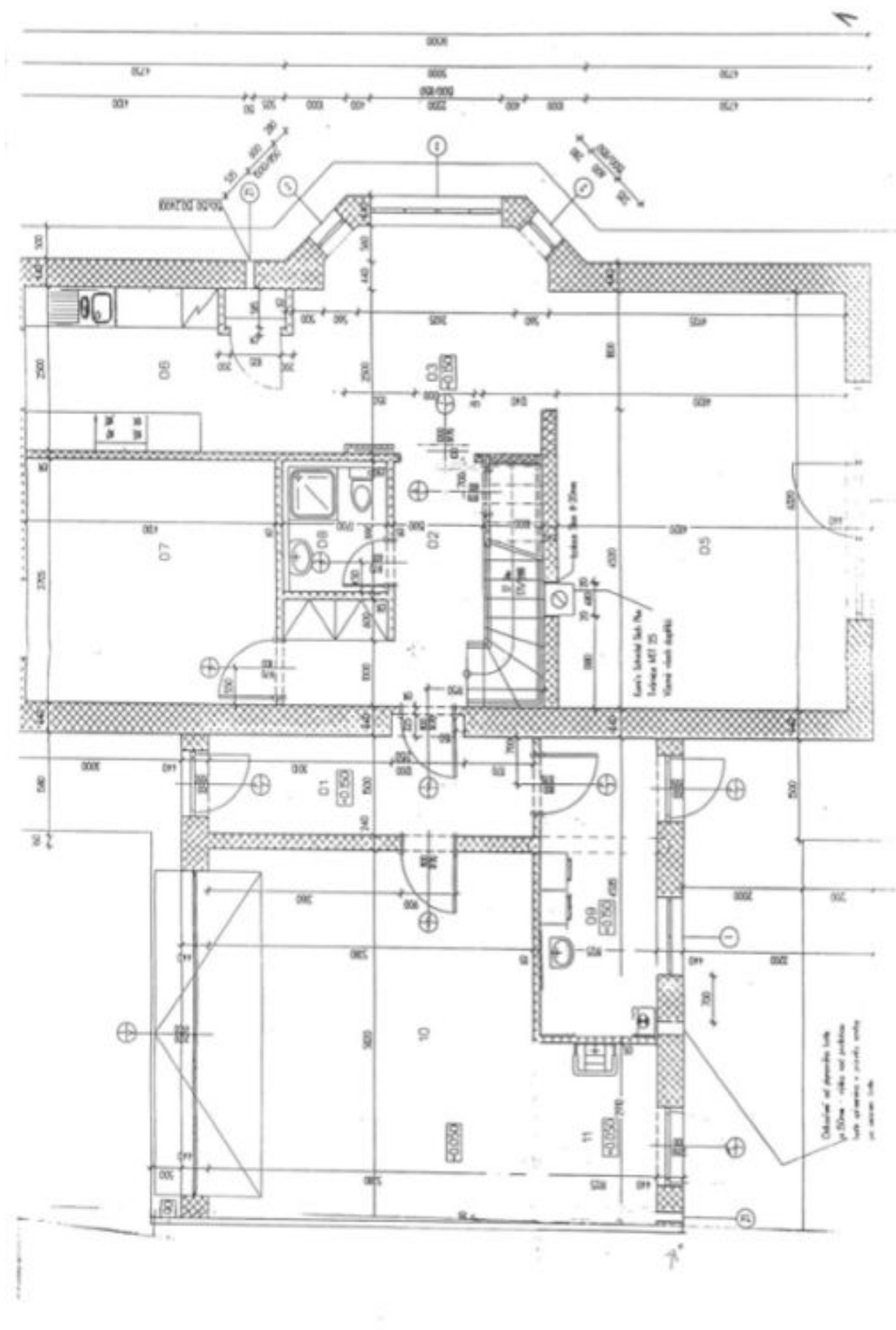




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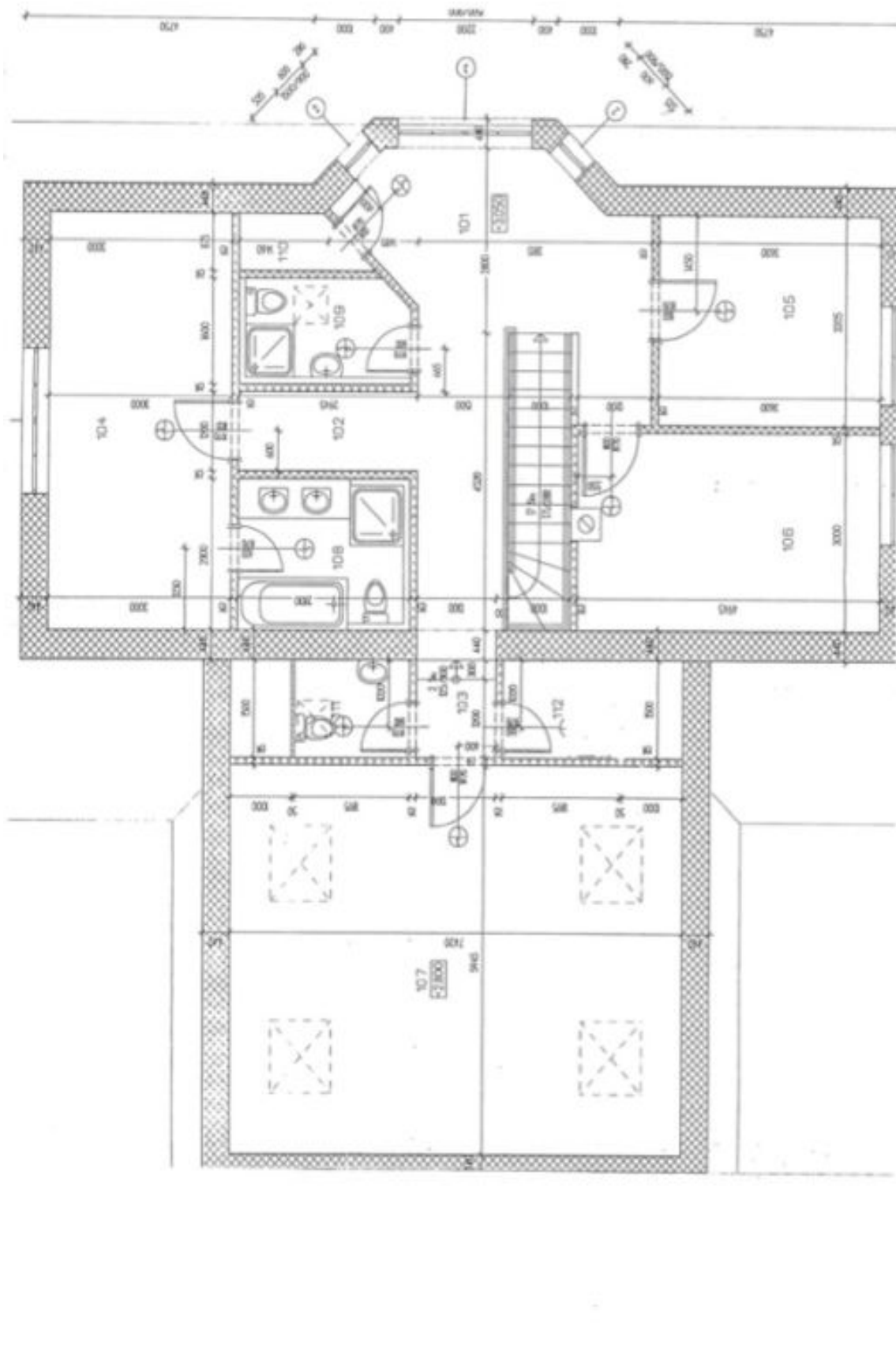


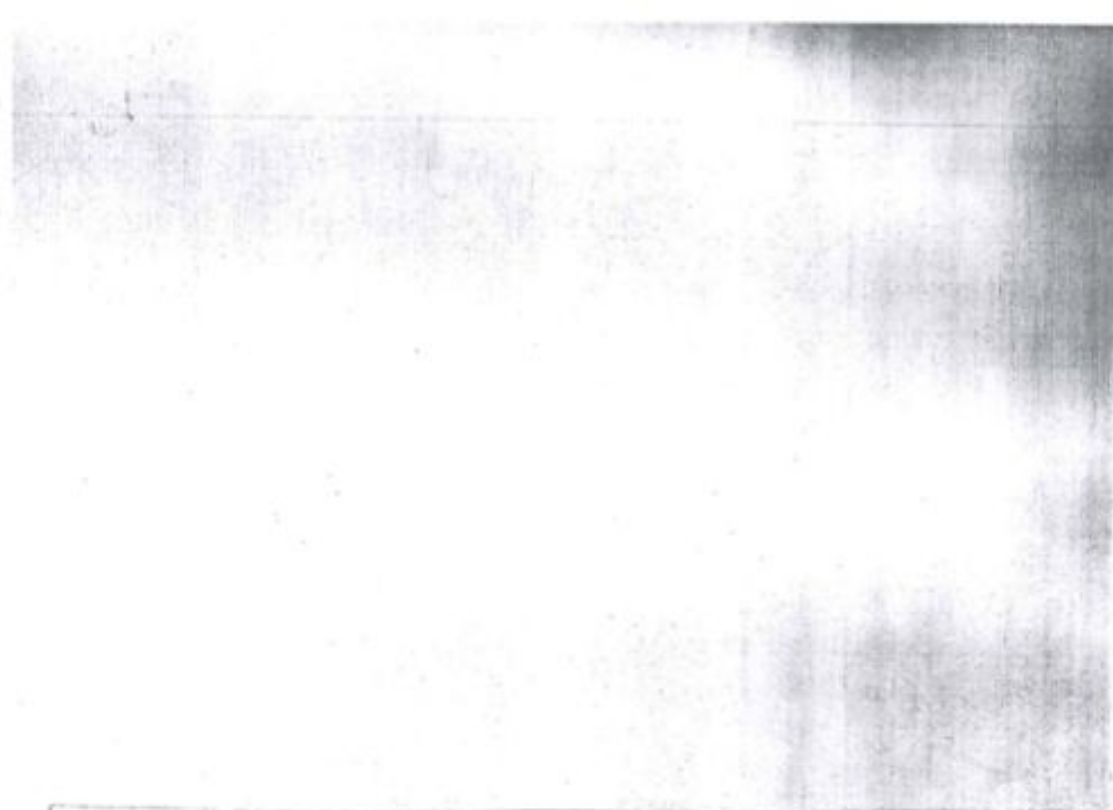


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ČÍSLO	NÁZEV	PLOCHA PODL.	Materiál
pod schody	Komora	1,82m <sup>2</sup>	dlažba
01	Chodba	8,07m <sup>2</sup>	dlažba
02	Chodba	8,09m <sup>2</sup>	dlažba
03	Jídelna	16,54m <sup>2</sup>	dlažba
05	Obývací pokoj	30,34m <sup>2</sup>	parkety
06	Kuchyně	8,00m <sup>2</sup>	dlažba
07	Pokoj	15,30m <sup>2</sup>	parkety
08	WC+Sprcha	3,38m <sup>2</sup>	dlažba
09	Hosp.místnost	8,73m <sup>2</sup>	dlažba
10	Garáž	31,31m <sup>2</sup>	dlažba
11	Komora	5,60m <sup>2</sup>	dlažba
CELKEM		137,18m <sup>2</sup>	

271,34