



## House Four-bedroom (5+kk)

€ 476 834 | CZK 11 990 000

155 m<sup>2</sup>, Praha-západ, Klíneč





## House Four-bedroom (5+kk)

€ 476 834 | CZK 11 990 000

155 m<sup>2</sup>, Praha-západ, Klíneč

Plot	428 m <sup>2</sup>
Foot print	81 m <sup>2</sup>
Parking	On the plot
Cellar	-
PENB	G
Reference number	105100

**New-build energy-efficient family house (half of a semi-detached house) with a practical 4-bedroom layout and west-facing garden. The house is part of a new development in the village of Klíneč located near Hřebený Nature Park. The D4 highway ensures easy and quick access to Prague.**

The ground floor consists of a living room with a preparation for a kitchen and **two entrances to the garden**, a study/guest room, a utility room, a bathroom (with a shower), and an entrance hall with a staircase. Upstairs are 3 bedrooms, a bathroom (with a bathtub), a gallery, and a **walk-in wardrobe**. **Storage space** in the attic.

The building meets the parameters of energy class B (**very economical**). Floors are vinyl; windows are plastic. The living room has a **preparation for a fireplace**, and the main source of heating is a heat pump.

The village is located almost on the **outskirts of Prague**, and has a bus connection to Prague, lasting circa 25 minutes to Smíchov station. By train from a stop about 2 km from the house you can reach the **Praha-Braník** station in **30 minutes**, and the D4 highway speeds up the journey by car. There is a kindergarten and restaurant in the village, while other civic amenities are in nearby Všenory or Jíloviště, where there is also a **golf course**. There is a **nice landscape** on both sides: on the west side **Hřebený Nature Park**, and on the east side the **deep forests** leading to the **Vltava River**.

Usable area 124.38 m<sup>2</sup>, built-up area 81 m<sup>2</sup>, garden 428 m<sup>2</sup>, plot 588 m<sup>2</sup>.

According to the owner's declaration, the floor area is 154.5 m<sup>2</sup>.

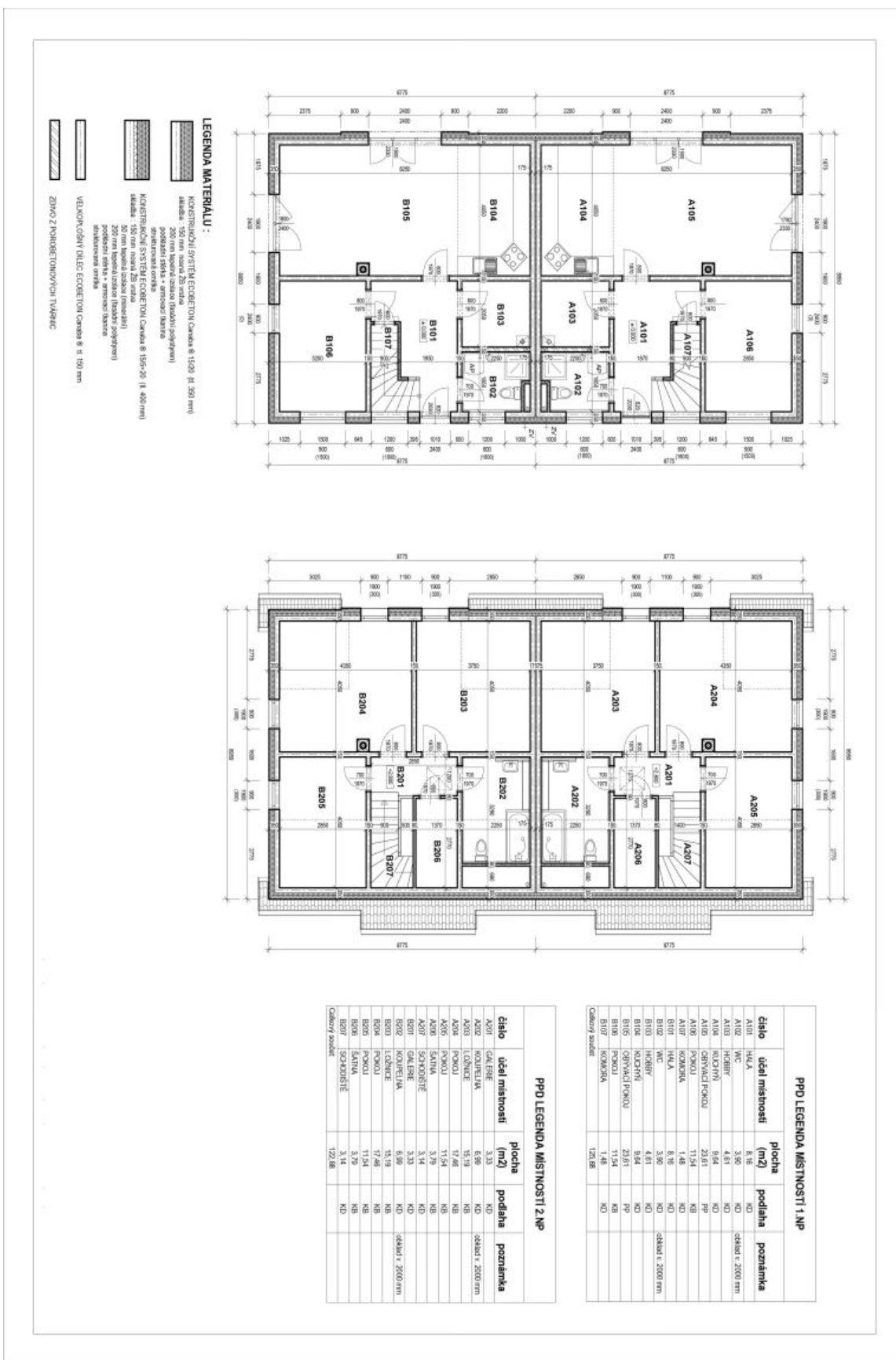
Contribution to the completion of the garden in the amount of CZK 150,000.



# House Four-bedroom (5+kk)

€ 476 834 | CZK 11 990 000

155 m<sup>2</sup>, Praha-západ, Klíneč





# House Four-bedroom (5+kk)

€ 476 834 | CZK 11 990 000

155 m<sup>2</sup>, Praha-západ, Klíneč





# House Four-bedroom (5+kk)

€ 476 834 | CZK 11 990 000

155 m<sup>2</sup>, Praha-západ, Klíneč

