



## House Four-bedroom (5+kk)

476 m<sup>2</sup>, Praha-východ, Klokočná, Klokočná

**Sold**





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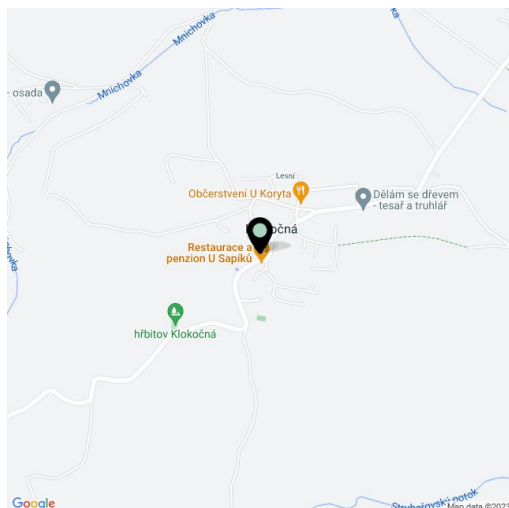
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Total area	476 m <sup>2</sup>
Plot	1 418 m <sup>2</sup>
Foot print	301 m <sup>2</sup>
Garden	1 117 m <sup>2</sup>
Floor area	432 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	16222

**New house for sale in the picturesque village of Klokočná overlooking a forest. The house has been approved in the fall of 2010, designed by the architect John Šesták of the PHA studio.**

Low-energy house has two floors of 5 rooms, kitchen, 3 bathrooms and a guest toilet and a central hallway with built-in wardrobes. In addition to the residential area there is also a utility room with laundry and drying room, storage room and a spacious garage for 2 large cars.

The above-standard facilities include wood French windows with triple glazing, sliding metal shutters with mosquito nets, wooden oak floors, Italian brand Varenna Poliform kitchen with Siemens appliances, Husky central vacuum, security alarm with fire sensor. Heating the house is possible by the fireplace with a heat exchanger to heat water or electric boiler with indoor and outdoor temperature sensor. Operating cost of the house are about CZK 50,000 / year. The entire facility is apart from the 32 m deep well connected to a new municipal water supply. There is also available separate water connection and electricity for the possible construction of a swimming pool or guesthouse on the site. Interior 388 m<sup>2</sup>, terrace 44 m<sup>2</sup>, plot 1418 m<sup>2</sup>.

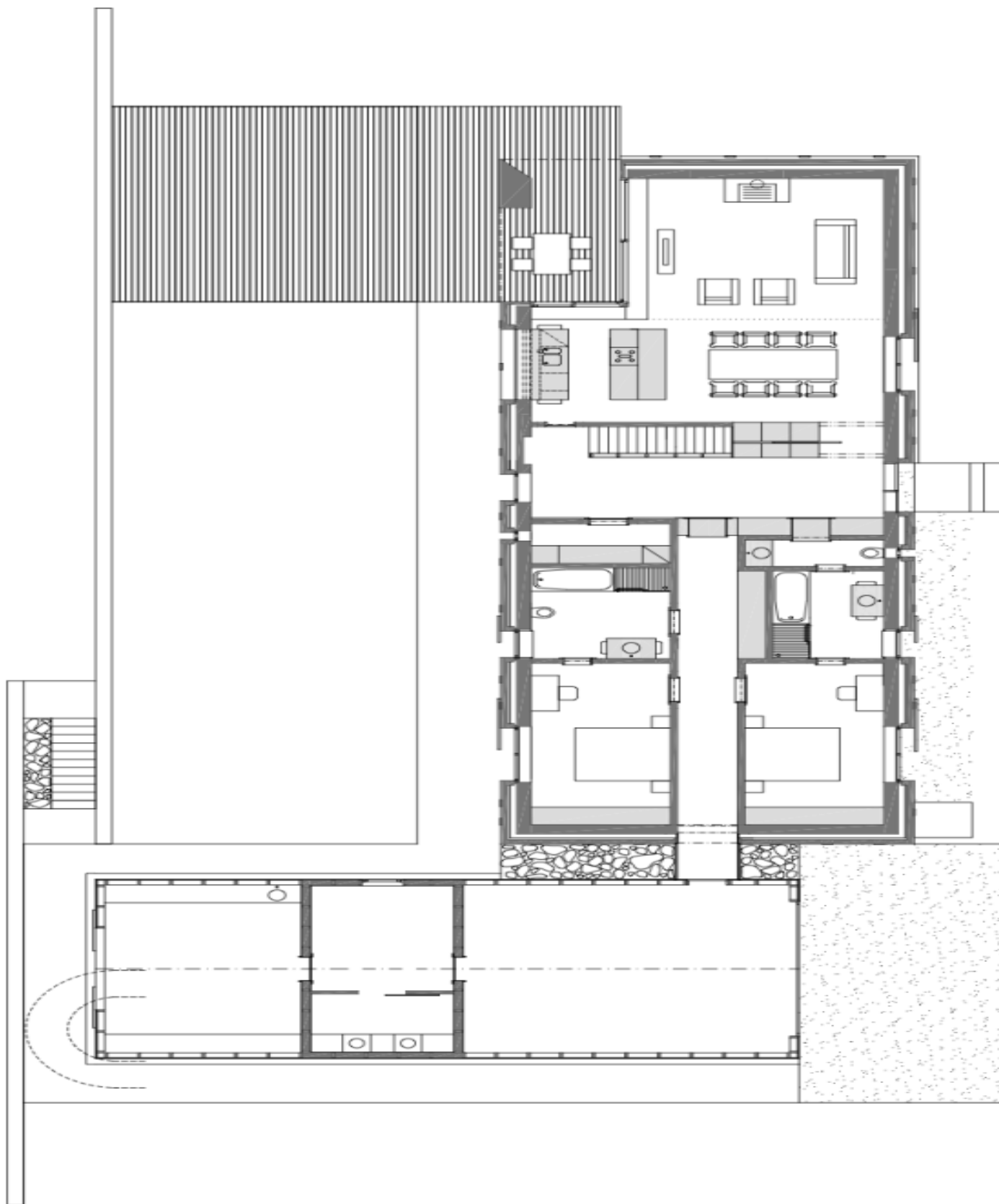




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