



## House Four-bedroom (5+1)

195 m<sup>2</sup>, Praha-východ, Hovorčovice, Za Vodou

**Sold**





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**Sold**195 m<sup>2</sup>, Praha-východ, Hovorčovice, Za Vodou

|                  |                    |
|------------------|--------------------|
| Usable area      | 195 m <sup>2</sup> |
| Plot             | 501 m <sup>2</sup> |
| Foot print       | 105 m <sup>2</sup> |
| Floor area       | 175 m <sup>2</sup> |
| Terrace          | 20 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 17864              |

**This partially air-conditioned semi-detached family house, complete with a full-grown garden providing privacy, is situated in a quiet residential location of Hovorčovice, only 20 minutes from the center of Prague.**

The interior of the ground floor that receives an abundance of natural light, consists of an entry hall, living room, kitchen with dining room and access to the terrace and garden, a storage room, a utility room with toilet and entrance to a garage. A wooden staircase leads to the first floor offering 4 non-walk through rooms, a bathroom with a corner bathtub and toilet, a utility room and a hall. The attic includes storage space.

The house features quality equipment and materials - built-in wardrobes, French windows with security foils and nets against insects, floating floors, security alarm, a gas boiler. The house has a **garage for 1 car** with electric gate opening and one parking space on the plot. There is a garden house on the plot (irrigated by HUNTER system).

The gorgeous location of Hovorčovice offers complete public amenities - a state as well as a private kindergarten, school, shops. There are also English kindergartens (4.5 and 8.5 km) located nearby, an English elementary school or high school (8.5 km), German elementary school and high school (8.5 km). There are an array of historical chateaux situated nearby such as the Vnoň - Ctenice and the Cakovice. The surroundings have also ideal conditions for cycling (bike trail directly in the village). A bus stop is located a few steps from the house. Very good access to the center of Prague - 20 minutes by car, 30 minutes by train to the main train station.

Interior 160 m<sup>2</sup>, foot print 105 m<sup>2</sup>, plot 396 m<sup>2</sup>.

