



## House Six-bedroom (7+kk)

Sold

427 m<sup>2</sup>, Prague 9, Horní Počernice, Semonická





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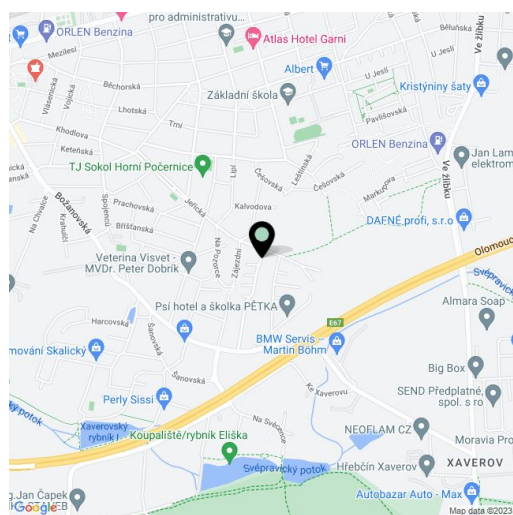
Plot	780 m <sup>2</sup>
Foot print	225 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	C
Reference number	19142

**New two-story house with garden and garage for 4 cars for sale, located in a quiet part of Prague 9 – Horní Počernice with all amenities and just 5 minutes from the metro, train station and shopping center in Černý Most.**

The ground floor of the house is entered through a central hall from which we access a spacious living room with kitchenette, bedroom with en-suite bathroom including **sauna**, shower and toilet, separate toilet, and also the upper floor. It consists of 5 bedrooms, two of which have access to the balcony, 3 walk-in closets, a large bathroom with corner bathtub, separate toilet, utility room, storage room and a second balcony belonging to the hall. Facilities include Meister floating oak flooring and **Villeroy & Boch ceramic tiles**, concrete paving and Modrin decking on the outdoor terrace, new wooden windows with triple glazing and wooden entrance doors, **Laufen and Grohe bathroom appliances**, **Bosch kitchen appliances**, Rehau floor heating (including garage) and **camera system** (a total of 8 camera inputs on the outside wall) with a central control console on the 2nd floor. Heating is provided by a gas boiler and Lucius 140 R **fireplace** for gaseous fuels.

Horní Počernice is a very pleasant and quiet location with good access to the city center and full service. The area has a nursery, primary and high school, 2 gyms, the Xaverov tennis club and Black Bridge golf course. Centrum Černý Most shopping center with cinema and plenty of shops is just 5 minutes away by car.

Interior 427.3 m<sup>2</sup>, built area 225 m<sup>2</sup>, plot 780 m<sup>2</sup>. **Possibility to deduct VAT off the purchase price.**

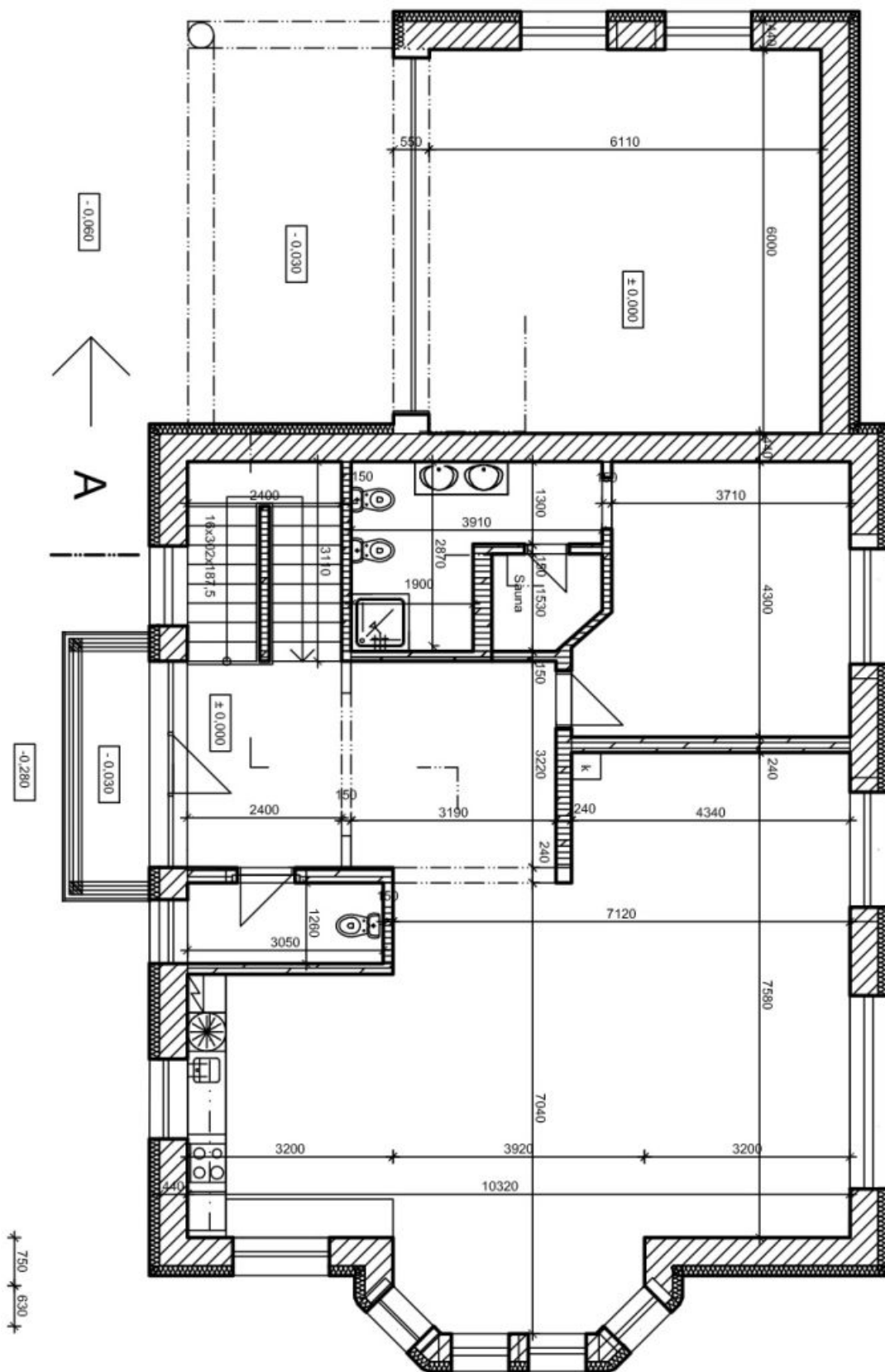




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