



## House Nine-bedroom (10+1)

Sold

400 m<sup>2</sup>, Prague 9, Klánovice, Riegrova





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Plot	1 500 m <sup>2</sup>
Foot print	360 m <sup>2</sup>
Garden	1 140 m <sup>2</sup>
Parking	Double garage + 6 outdoor parking spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	19845

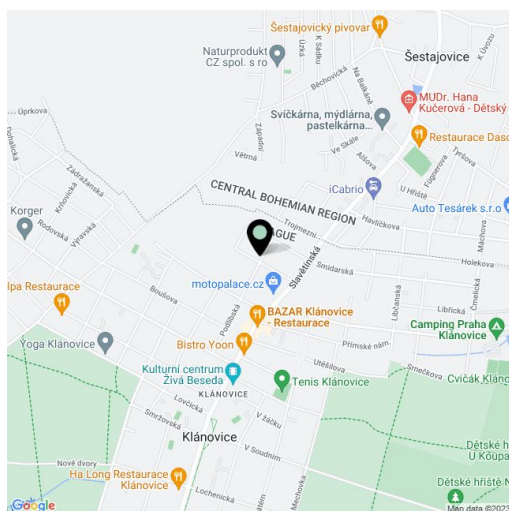
**New family villa with double garage and lovely garden with mature trees located in a highly attractive residential area of Klánovice. Prestigious address within walking distance of the forest and basic amenities, just a 15 minutes' drive from the Černý Most metro station.**

The ground floor consists of a living room, kitchen with pantry, 2 bedrooms, a bathroom, dressing room and hall; from both the garden and interior you can access a wing with 2 rooms, a private kitchen and bathroom that can be used as a separate apartment. The attic, which is not finished, features 3 bedrooms (two of them with a shared balcony, one with a large terrace), a bathroom, laundry room and a spacious staircase hall.

Equipped with **marble, wood** and floating laminate floors, wooden windows, solid oak interior and entry doors, **security system**, gas boiler. There is a well on the plot; the house is connected to the municipal sewerage system. Approved in 2015.

Popular and sought after location offers a nursery and elementary school, playground, tennis courts, outdoor swimming pool and a wide range of other sports possibilities thanks to the nearby forest. There is a bus stop only five-minutes away on foot from the house.

Interior 400 m<sup>2</sup>, built-up area 360 m<sup>2</sup>, garden 1 140 m<sup>2</sup>, plot 1 500 m<sup>2</sup>.





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