



## House Four-bedroom (5+kk)

Sold

173 m<sup>2</sup>, Praha-západ, Rudná, V Zahradách





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Total area	173 m <sup>2</sup>
Plot	564 m <sup>2</sup>
Foot print	94 m <sup>2</sup>
Garden	433 m <sup>2</sup>
Floor area	148 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	D
Reference number	22087

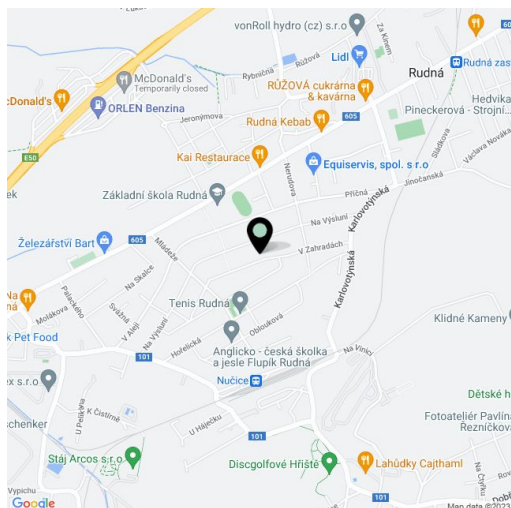
**4-bedroom semi-detached house with covered outdoor pool and garage, located in a quiet residential area in the municipality of Rudná. Basic amenities in place, excellent access by car and by public transport to the nearest metro station and to the Metropole Zličín shopping mall (5 to 10 minutes).**

The ground floor consists of a living room with kitchen and French windows (walkthrough to the garden), a bedroom, bathroom with shower, toilet and bidet, a separate toilet / utility room, hallway, and an entry hall. The first floor features 3 bedrooms, a bathroom (bathtub, shower, toilet, bidet) and a staircase hall.

Facilities include floating laminate floors, ceramic tiles, plastic windows and **Velux wooden skylights**, CPL foil interior doors, underfloor heating in the kitchen, hallway and bathrooms, Junkers gas boiler. In the garden you can find a **covered, heated swimming pool (7.5 x 3.5 m)**, and a **garage for 2 vehicles**. The building approval for the house was issued in 2002.

In the village you can find a primary school (5-minute walk from the house), kindergarten, playground, tennis club and fitness center with squash hall, restaurants, cafes, and a supermarket. Quick driving distance to the Ruzyně airport (15 minutes) and close connection to the D5 highway.

Interior 148,8 m<sup>2</sup>, built-up area 94 m<sup>2</sup>, built-up garage 37m<sup>2</sup>, garden 433 m<sup>2</sup>, plot 564 m<sup>2</sup>.

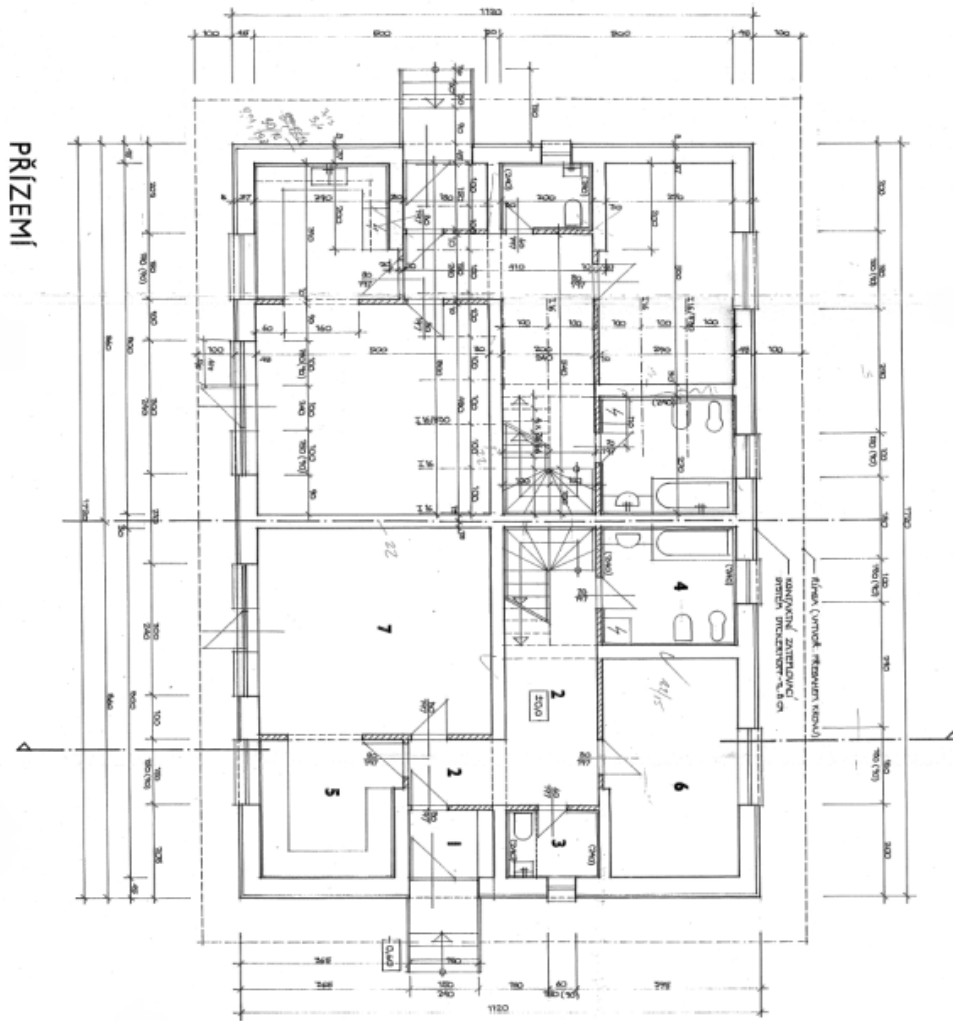




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**LEGENDA**

C.	název	plocha	rozdělení	úprava stěh
1	ZÁVĚŠKÝ	3,0	KERAM. DLAŽBA	
2	PŘEDSÍŇ, CHODBA	14,6	KERAM. DLAŽBA	
3	WC + KOTELNA	3,6	KERAM. DLAŽBA	OSLOVĚNÉ V. 240 CM
4	KOUPELNA + WC	3,8	KERAM. DLAŽBA	OSLOVĚNÉ DO V. 240 CM
5	KUCHYŇ	11,6	KERAM. DLAŽBA	OSLOVĚNÉ ZVĚŠKÝMI LÍNYMI
6	POKOJ	14,8	POKOJÍČKOVANÉ	
7	OSTĚVACÍ POKOJ	14,8	POKOJÍČKOVANÉ	

ČÁST PODLAŽENÍ 148<sup>2</sup> P+0 - KONEC ŽIVOTNÍHO CYKLU V. 11. 2024  
 PLOŠKY PODLAŽENÍ 148<sup>2</sup> P+0  
 rozdělení  
 keram. dlažba uveřejněn v 01

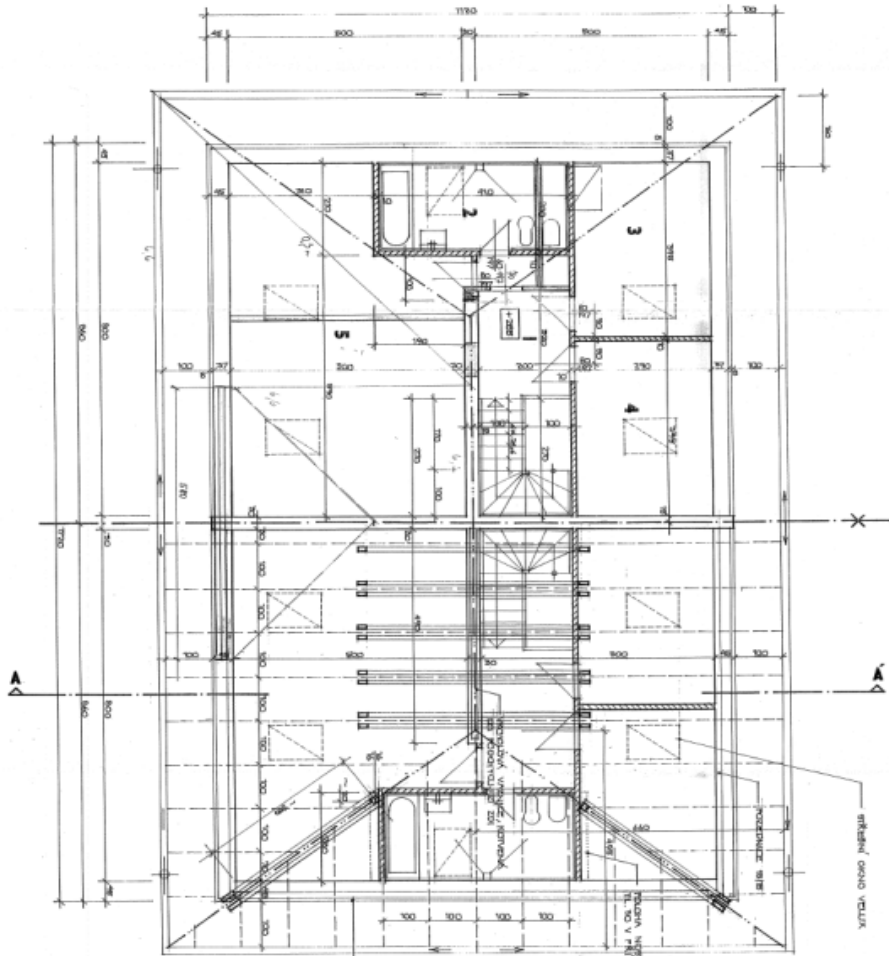


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PODKROVÍ, KROV



komponenty zpevněné stěny  
podzemní - 20 cm

CEMENTOVÝ POKRYTEK 20 x 20 x 20  
 HLÍBEK Z CEMENTOVÝCH TĚL 10 x 10  
 VĚSTVĚNÉHO (OSB/3, HLÍBEK, VĚSTVĚNÉ KAMNY)

**LEGENDA**

č.	číslo	název	m <sup>2</sup>	rozděl	části stěn
1	CHODBA	4,1	KESY, DUBEN		
2	KOUPELNA, WC	8,2	KESY, DUBEN		OSB, NÁV. V. STĚN
3	POKJ	11,8	KLASOVÉ POK.		
4	POKJ	11,8	KLASOVÉ POK.		
5	POKJ	14,0	KLASOVÉ POK.		



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