



## 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

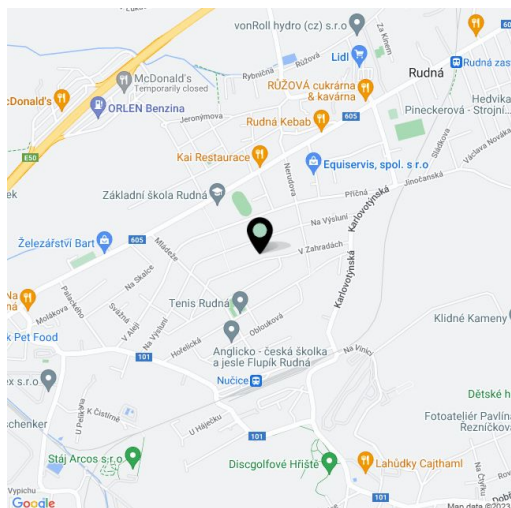
**4-bedroom semi-detached house with covered outdoor pool and garage, located in a quiet residential area in the municipality of Rudná. Basic amenities in place, excellent access by car and by public transport to the nearest metro station and to the Metropole Zličín shopping mall (5 to 10 minutes).**

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>.

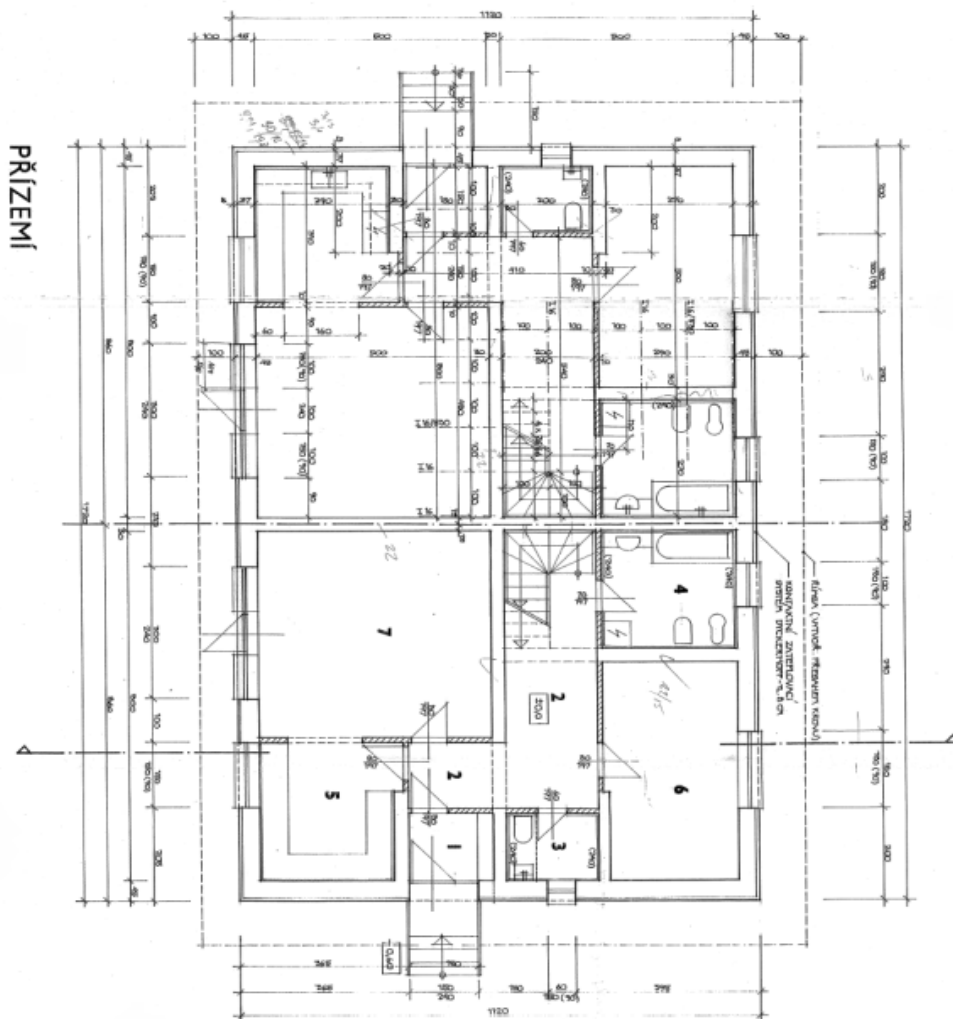




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**LEGENDA**

C.	název	plocha	rozdružení	úroveň střeš.
1	ZÁVĚŠKĚ	3,0	KERAM. DLAŽBA	
2	PŘEDSÍŇ, CHODBA	1,4	KERAM. DLAŽBA	
3	WC + KOTELNA	3,4	KERAM. DLAŽBA	OBLOŽ. DO V. 240 CM
4	KOUPELNA + WC	3,4	KERAM. DLAŽBA	OBLOŽ. DO V. 240 CM
5	KUCHĚŇ	1,4	KERAM. DLAŽBA	OBLOŽ. ZV. 240 CM
6	LOUČKA	1,4	PROKALÝ ROZVÁVA	
7	LOUČKA	1,4	PROKALÝ ROZVÁVA	

ČÁST PODLAŽENÍ 1/10 - KONEC DÍLA OBLOŽ. V. 240 CM  
 PLOŠY KOMPLETNĚ 1/10 P+10  
 podlaží  
 1/10 - KONEC DÍLA OBLOŽ. V. 240 CM  
 PLOŠY KOMPLETNĚ 1/10 P+10



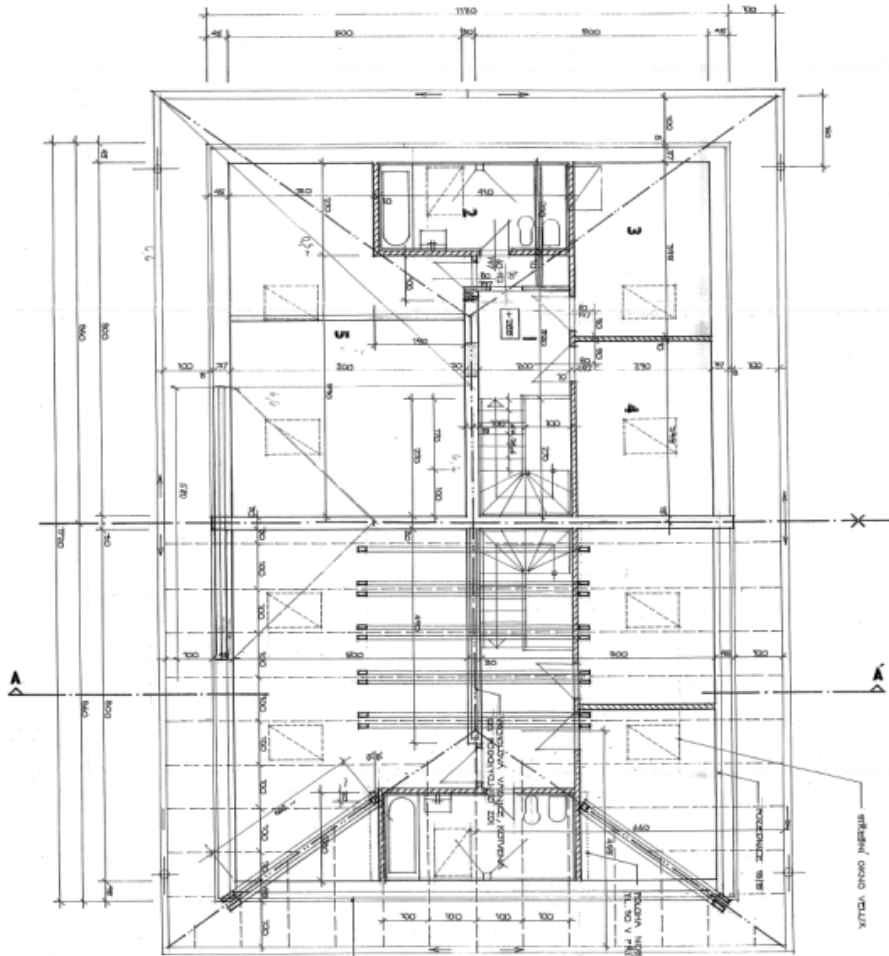


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PODKROVÍ, KROV



komponenty zpevněné stěny  
podzemní - 200 x 200

1. cihla, tlumková konstrukce 300 x 300 x 4+0  
2. hluboký z. cihla, konstrukce 11,8 x 11,8  
3. vlnovčernice (oboustraně), hluboký, včetně kování  
4. dřevěná, křehá v 90°

**LEGENDA**

č.	číslo	název	m <sup>2</sup>	rozvrh	drůbový stěh
1	CHODBA	4,4	KESYVA, DUBENKA		
2	KOUPELNA, WC	8,2	KESYVA, DUBENKA	OPR. NÁV. V. STĚH	
3	POKOJ	11,8	KLASOVÝ, POPL.		
4	POKOJ	11,8	KLASOVÝ, POPL.		
5	POKOJ	14,0	KLASOVÝ, POPL.		



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