



House Four-bedroom (5+kk)

Sold

450 m², Praha-západ, Dolní Břežany, Pražská





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Usable area	450 m ²
Plot	1 156 m ²
Foot print	74 m ²
Garden	1 082 m ²
Floor area	400 m ²
Terrace	50 m ²
Parking	Up to 4 parking spaces on the plot
Cellar	Yes
PENB	B
Reference number	23669

Attractive family house after a complete renovation, designed by the renowned A69 architects architectural studio. The house boasts airy, bright interiors with green views, two spacious terraces, and a large, newly landscaped garden with mature trees.

The ground floor consists of an open-plan living room with preparation for a kitchen, dining area and a large-format sliding windows leading to a covered terrace and to the garden; there is also a study, bathroom with shower and toilet, pantry, entrance hall, and a stairway hall. Upstairs are two bedrooms, a generous walk-in closet, 2 bathrooms (main one w/ bathtub, shower and toilet, another w/ bathtub and toilet, both with a window), room for house work, and a staircase hall with access to the terrace. The attic features a separate studio with fully equipped kitchen, which can be divided into several rooms; the basement is designed as a hobby room.

Facilities include concrete screed floors, **large-format slate tiles**, large **aluminum windows** with outdoor electric blinds and simple wooden windows, gas boiler, private well, connection to all utilities. The house and plot are **oriented to the south and east**. Up to four paved parking spaces on the plot, possibility to build a garage.

Popular and dynamically developing community with excellent amenities and within quick reach of Prague. A bus stop with connections to the Metro is located directly in front of the house. In the village you can find kindergartens, schools, restaurants, parks incl. a skate park and playgrounds, indoor swimming pool and other services.

Interior 400 m², built-up area of 74 m², garden 1 082 m², plot 1 156 m².

