



House Five-bedroom (6+1)

Sold

566 m², Prague 5, Stodůlky, V Borovičkách





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Usable area	566 m ²
Plot	1 089 m ²
Foot print	170 m ²
Garden	919 m ²
Floor area	524 m ²
Balcony	14 m ²
Terrace	28 m ²
Parking	3 garage parking spaces + 2 parking spaces on the plot
Cellar	Yes
PENB	G
Reference number	25546

This family house with 3 housing units and a landscaped garden with mature trees and a water well is situated in a quiet part of Stodulky next to the Košíře Motol Nature Park. There are 3 parking spaces, a swimming pool, and a Finnish sauna. Ideal housing for both individuals and families with children.

In the basement, there is a living room, a bathroom with a toilet, the utility equipment of the house, a cellar, and a separate garage for 3 cars. On the plot, it is possible to park another 2 cars with the option of constructing a carport.

On the ground floor, where there is also the main entrance to the house, there is an entrance hall, a laundry room, a bathroom, a guest toilet, a bedroom, and a living room with a kitchen and access to the terrace. There is also a **swimming pool and a Finnish sauna**. In 2016, a new pool engine room and a saltwater preparation plant were built for the even greater comfort of the villa's residents. The layout of this floor is 2-bedroom.

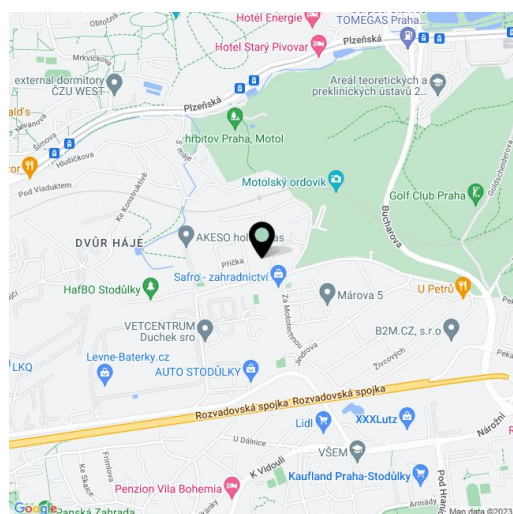
On the 1st floor, there is also a **2-bedroom apartment** consisting of 2 bedrooms, a living room with built-in wardrobes, a hall with access to a south-facing terrace, and a west-facing balcony.

The 2nd floor is designed as an attic with airy ceilings and bright interiors. The **2-bedroom** layout consists of a hall, a bathroom, a guest toilet, and a terrace.

The facilities include **oak paneling and wooden laminate parquet floors, white plastic windows and Velux wooden windows**. The house is heated by a **Junkers** gas boiler; the bathrooms have **electric mats**. The chimney was recently re-lined. The house was completely renovated in 2011.

A calm location that offers many opportunities for walks and other sports activities. Nearby, there is a **golf center and tennis courts, the Motol outdoor swimming pool, and the Kosire Motol Nature Park**. There are also good civic amenities, including several large supermarkets, a hospital, kindergartens, and many elementary schools. About 100 meters from the house there is a bus stop, which is connected to the A and B lines of the metro (the Nemocnice Motol metro station can be reached in 7 minutes, the Nové Butovice metro station in 10 minutes), the ride to the city center takes half an hour. The proximity of the Rozvadov motorway makes traveling by car very easy.

Useable area about 524 m², terrace 28.49 m², balcony 6.95 m², built-up area 170 m², garden 919 m², plot 1,089 m².

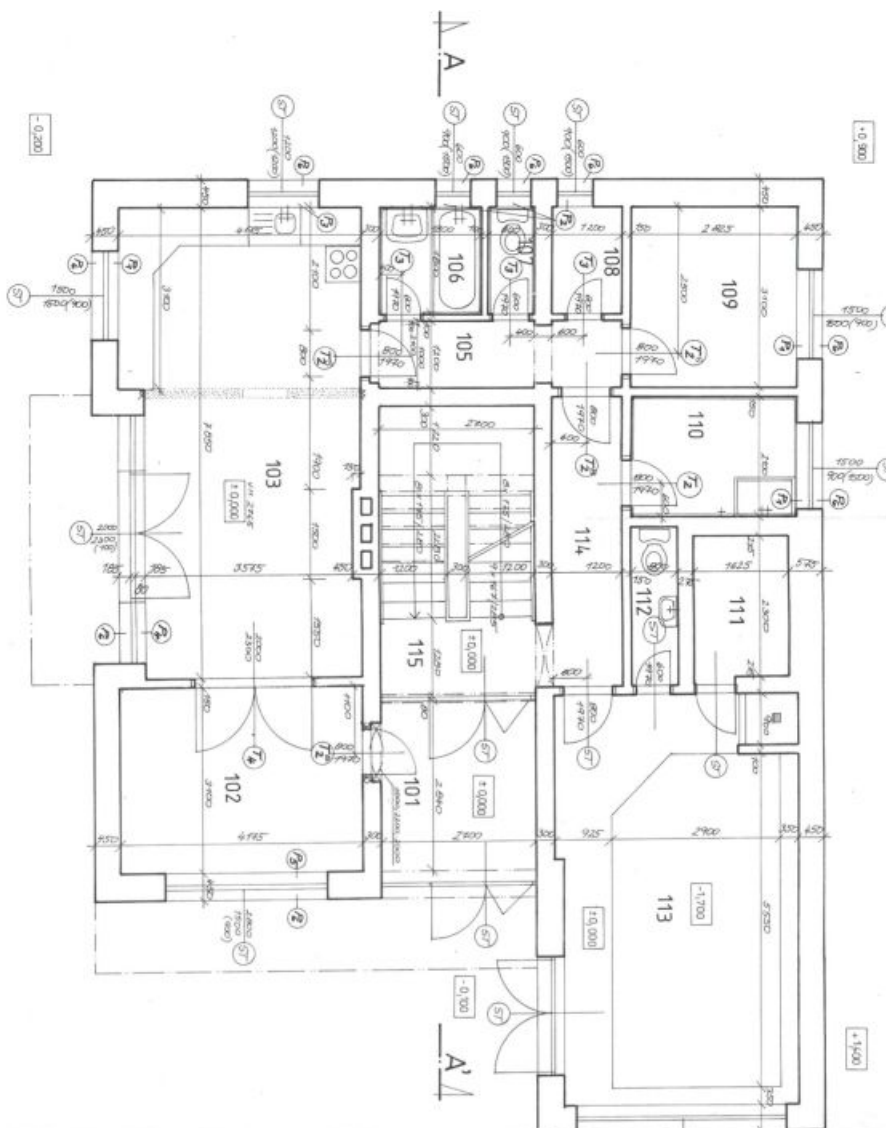




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VÝPIS MÍSTNOSTÍ

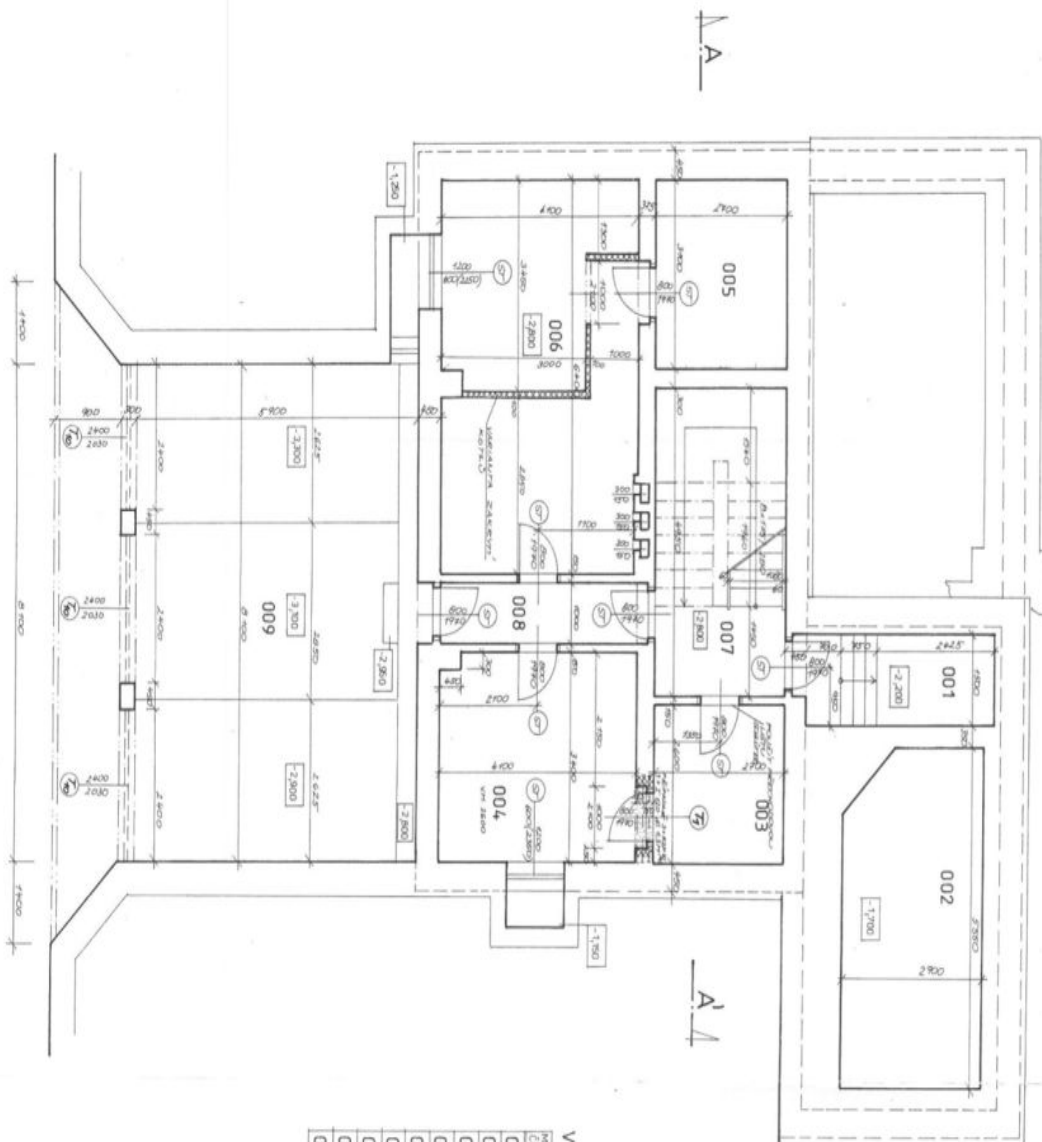
ČÍSLO MÍSTNOSTI	DRUH MÍSTNOSTI	ROZSAH m ²	PODLAHA	STĚNA A STŘEŠÍ	POKRYTÍ
101	VSTUP	0,17	1. NP	vyhledání, dřevěná	—
102	PRACOVNA	4,09	1. NP	nová, dřevěná, s podlahou z dřevěných prkének	—
103	obývací pokoj s kuchyní a ložnicí	30,14	1. NP	nová, dřevěná, s podlahou z dřevěných prkének	—
105	chodba	4,48	1. NP	—	—
106	KOUPELNA	3,24	1. NP	nová, keramika, s podlahou z keramických dlaždic	—
107	WC	1,44	1. NP	nová, keramika, s podlahou z keramických dlaždic	—
108	SPALOVNA	2,16	1. NP	nová, keramika, s podlahou z keramických dlaždic	—
109	LOŽNICE	6,16	1. NP	—	—
110	PRACOVNA	9,93	1. NP	nová, dřevěná, s podlahou z dřevěných prkének	—
111	SPALOVNA	3,24	1. NP	—	—
112	WC	2,28	1. NP	—	—
113	BALZÁN	28,70	1. NP	—	—
114	chodba	6,16	1. NP	—	—
115	SCHODNICE	12,23	1. NP	—	—



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ČÍSLO MÍSTNOSTI	TRŽNÁ MÍSTNOST	PLOCHA m ²	PODLAŽÍ	STAVBA	POURBAHKA
001	TECHNICKÉ MÍSTNOSTI	5,81	1. NP	STAVBA	POURBAHKA
002	SKLAD	1,700	1. NP	STAVBA	POURBAHKA
003	BYT	12,50	1. NP	STAVBA	POURBAHKA
004	PRACOVNA	8,50	1. NP	STAVBA	POURBAHKA
005	KUCHENNA	8,50	1. NP	STAVBA	POURBAHKA
006	KOTELNA	2,00	1. NP	STAVBA	POURBAHKA
007	SCHLOM	1,50	1. NP	STAVBA	POURBAHKA
008	CHODBA	1,50	1. NP	STAVBA	POURBAHKA
009	GAZAR	1,50	1. NP	STAVBA	POURBAHKA