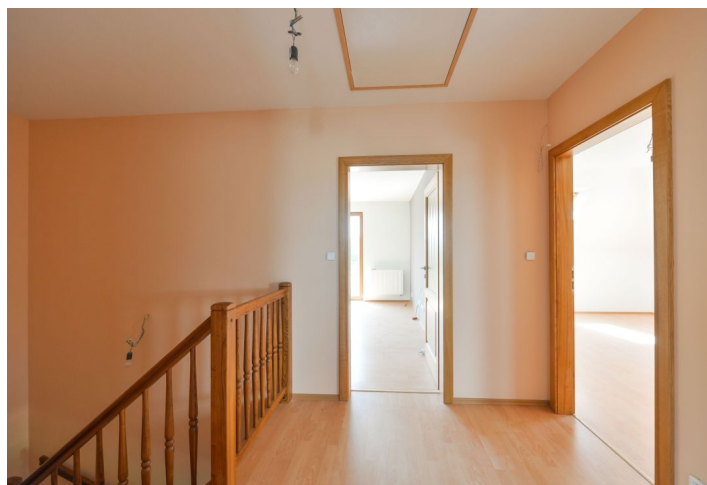




## House Four-bedroom (5+kk)

Sold

245 m<sup>2</sup>, Praha-východ, Líbeznice





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**Sold**245 m<sup>2</sup>, Praha-východ, Líbeznice

Plot	709 m <sup>2</sup>
Foot print	171 m <sup>2</sup>
Garden	538 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	C
Reference number	26499

**Newly built two-story family house with a garden on a quiet street in a village on the eastern outskirts of Prague offering comfortable accommodation combining the advantages of rural and urban living. The street is part of a new residential neighborhood that has been continuously linked to the original development.**

The ground floor offers a **southwest-facing living room that opens to the garden**. The room has preparation for a partially separated kitchen area. At this level, there is a guest room, a bathroom, an entrance hall, a staircase and a utility room that connects to the **garage** and has direct access to the garden. The attic consists of a **master bedroom with a walk-in wardrobe** that leads to a spacious bathroom. Thanks to plenty of daylight, the closet can also be used as a study. There are also 2 bedrooms and a separate toilet.

Floors on the ground floor are wooden, laminate flooring upstairs. The bathroom and hall have tile flooring. The windows are plastic with double glazing. **Doors and stairs are made of solid wood**. The living room has a **fireplace**, wall **stucco rails** and a **ceiling rosette decoration**. Upstairs in the bathroom, there is a **massage bath** and preparation for a shower (other sanitary equipment not yet there). Heating and hot water are provided via a BAXI gas boiler. The upstairs bedrooms have skylights and sufficient heights even under the sloping ceiling. The flat plot of land is square-shaped.

Situated by the D8 motorway, Líbeznice is **well placed for commuting to Prague**; the **Letňany metro station** (line C) is 12 minutes away by car. Directly in Líbeznice, there is a kindergarten and elementary school. There is a bus stop within walking distance. In the vicinity there is a **cycling path** and several restaurants, as well as in the nearby **Březiněves** district of Prague, where there is also a **swimming pool**. The Bořanovický forest and Beckov (w/ a view of the town) attract visitors.

Interior 245 m<sup>2</sup>, built-up area 171 m<sup>2</sup>, plot 709 m<sup>2</sup>, garden 538 m<sup>2</sup>.