



## House Four-bedroom (5+kk)

Sold

173 m<sup>2</sup>, Praha 4, Záběhlice, Jihozápadní





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Total area	173 m <sup>2</sup>
Plot	211 m <sup>2</sup>
Foot print	121 m <sup>2</sup>
Garden	90 m <sup>2</sup>
Floor area	147 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	27979

**This modern row house with a basement, 3 bedrooms and a large attic / study is situated in an attractive residential area. Everything necessary for comfortable living including public transport is available within short walking distance.**

The ground floor has a living room with a kitchen and dining area and access to a garden through large French windows. The kitchen area has a view to the south-facing front garden. This floor also features a bathroom, an entrance hall and an access to a cellar. A solid wood staircase leads to the upper floor consisting of 2 **south-facing bedrooms** (one of them with a walk-in closet and a large balcony), 1 **northern bedroom** and a bathroom. The entire attic is occupied by a **bright, generous study**.

**The house features** wooden euro-windows with double glazing, a heated and varnished **teak floor** on the ground floor and **oak parquet floors** throughout. Interior doors with concealed hinges are also made of varnished teak; there is a security entrance door. The house is guarded by a Jablotron security device. The kitchen is equipped with a design Falmec hood and other Siemens, AEG and Liebherr appliances and a stove with five gas burners. Sitting in the living room is more pleasant thanks to a **fireplace stove**. Bathroom sanitaryware is by the **Villeroy & Boch** and **Kaldewei** brands. Heating and water heating is provided by a Geminox gas condensing boiler. The garden with **fruit-bearing trees** and bushes has ideal proportions for easy maintenance. **Parking available in front of the house.**

A quick connection to the center is provided by a metro line - **the Rožtyly metro station** is a 7-minute walk away. Even closer there is a bus stop with connections to the Kačerov or Skalka metro stations. The area is **ideal for families with children** - a kindergarten is right across the street, there is a primary school five minutes away on foot and there are also 3 playgrounds nearby. **Farmers' markets** are regularly held in the nearby square. The nearby Kunratický forest with an eight-kilometer hiking / jogging trail provides much needed fresh air and greenery.

Interior 147.4 m<sup>2</sup> + 15.7 m<sup>2</sup> basement, built-up area 121 m<sup>2</sup>, garden 90 m<sup>2</sup>, land 211 m<sup>2</sup>.

