



## House Six-bedroom (7+1)

258 m<sup>2</sup>, Praha-západ, Trnová

Sold





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Plot	1 073 m <sup>2</sup>
Foot print	175 m <sup>2</sup>
Garden	898 m <sup>2</sup>
Parking	Parking in the garage and on the property.
Garage	Yes
Cellar	-
PENB	C
Reference number	28127

**Newly built family house with a garage and a garden, located in a village surrounded by a beautiful landscape of deep forests between the Berounka and Vltava Rivers, just a few kilometres from Prague.**

The ground floor consists of a **living room with a large fireplace**, a dining room and a partly separate kitchen, a study, a bathroom, a spacious entrance hall and a utility room. From the living area, you can enter the eastern part of the garden. In the mezzanine there is a guest bedroom with an en-suite bathroom, as well as another 4 bedrooms: 2 east-facing and 2 west-facing, 2 with access to the balcony and 2 with a private bathroom.

Features include **three-layer wooden floors** (oak bleached and oak smoke in hard wax finish), wooden euro-windows with double glazing, **Fap Ceramiche** Italian tiles in bathrooms and kitchen, Villeroy & Boch sanitary facilities, **Hüppe** showers, heated floors in bathrooms and in the hall, Sapeli interior doors, Sykora kitchen with Siemens appliances (including an induction hob). The interior is decorated with furniture from **BoConcept and Decoland**, Italian lights or curtains from Amber Interier. The house has an anti-radon measure by ventilation through air ducts and security devices connected to ARC. Heating by an electric boiler. On the flat garden, there is a landscaped lawn with automatic irrigation, a live fence and a solitary conifer at the entrance. Parking in the garage and on the paved parking area.

The house is part of an emerging residential area. There are cycle paths and hiking tracks, an equestrian area, a restaurant and a chateau with a hotel and a playground. In neighbouring **Jíloviště**, there are basic civic amenities (kindergarten, post office, candy shop and bakery). The stop of the suburban bus is a short walk from the house, and the connection takes half an hour to the B **Smíchovské nádraží** metro station. The highway R4 allows for fast connections to Prague (about 20 minutes).

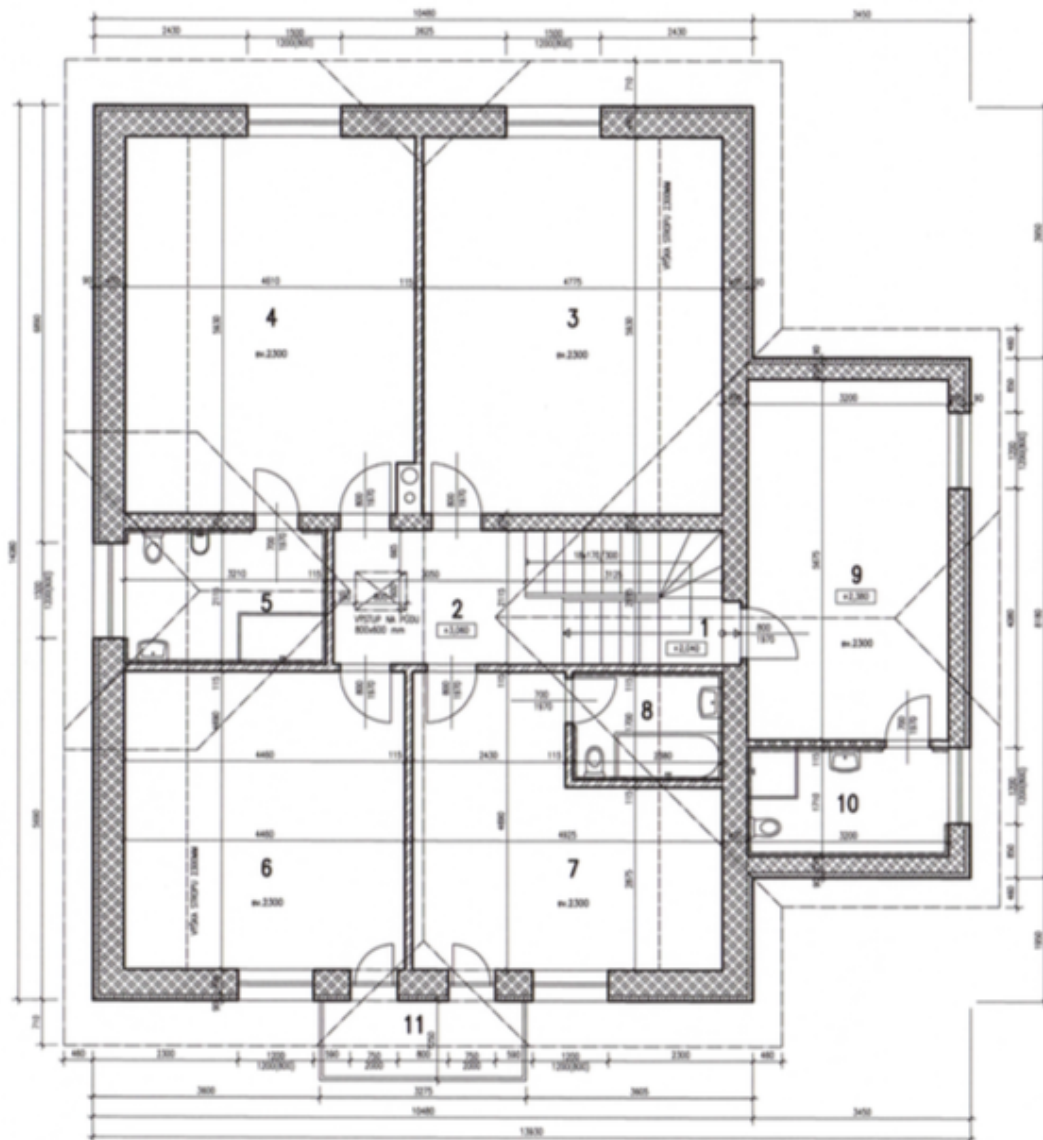
Interior 258.4 m<sup>2</sup>, built-up area 175 m<sup>2</sup>, plot 1073 m<sup>2</sup>, garden 898 m<sup>2</sup>.



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