svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Five-bedroom (6+1)

Sold

510 m², Prague 8, Dolní Chabry, Nová

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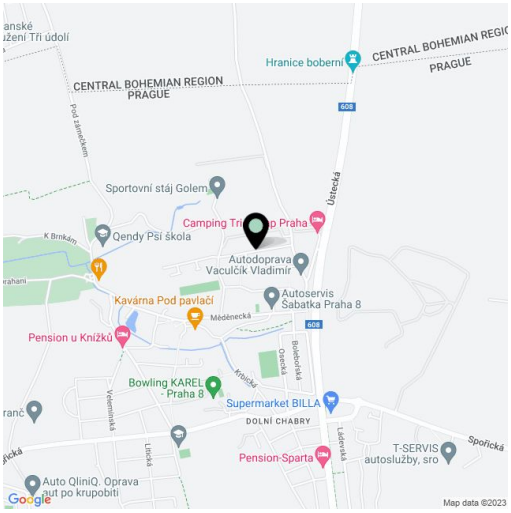
Usable area	510 m²
Plot	1 040 m²
Foot print	261 m²
Garden	779 m²
Floor area	473 m²
Balcony	8 m²
Terrace	29 m²
Parking	garage for 3 cars, 2 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	28128



This three-story air-conditioned semi-basement villa, complete with a spacious garage, workroom and landscaped garden with a playground, is set in a quiet location on the outskirts of Prague close to a nature park. All amenities on site and with easy access to the center of Prague.

The ground floor consists of a living room with a dining area, **fireplace**, terrace access and an adjoining kitchen, an ensuite guest bedroom (bathroom w/ bathtub & toilet), a hall and a utility room below the stairs. Upstairs there is a **master bedroom with walk-in wardrobe and bathroom** (w/ bathtub, shower, bidet, toilet and double washbasin), 2 bedrooms with balconies, **lounge with bar and large terrace**, bathroom and hall with access to the loft. In the basement, there is a **fitness area**, a boiler room and a laundry room. On the property, there is a **brick garden house** with a summer kitchen, a fireplace and a seating area.

The interior includes **wooden euro windows** (some shielded by electric blinds), **heated floors** (wooden in living rooms, corridor of **Spanish etched marble**, tiles in bathrooms). Kitchen unit with **Miele** appliances, **Villeroy & Boch** bathroom equipment. Security devices, satellite and Internet distribution. A Junkers gas boiler provides heating of the water and the house. There is also a fireplace insert. A decorative wrought iron & brick fence surrounds the land. Parking in a **garage for 3 cars** plus **2 outdoor parking spaces**.

The house is located on a quiet street in a housing development on the edge of the Dolní Povltaví and Drahaň-Troja nature parks. The site also has easy transport links and all civic amenities (several kindergartens, primary school, grocery store, restaurant, post office, etc.). The city bus stop is a 5-minute walk away, and the connection to the **Kobylisy Metro Station (Line C) takes 8 minutes**.

Interior 418,7 m², garage 54,5 m², terraces 29 m², balcony 8 m², built-up area 261 m², garden 779 m², plot 1,040 m².

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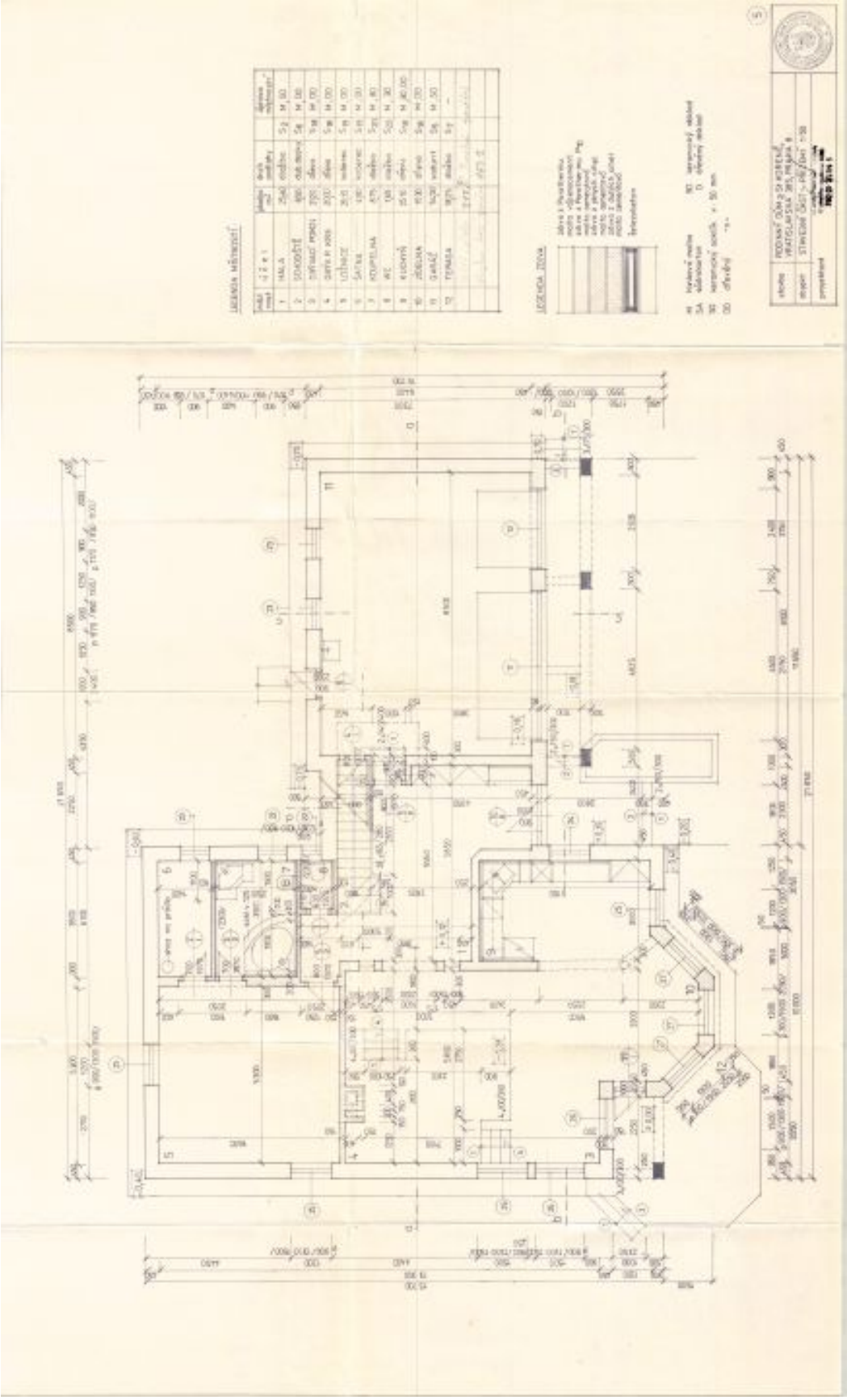

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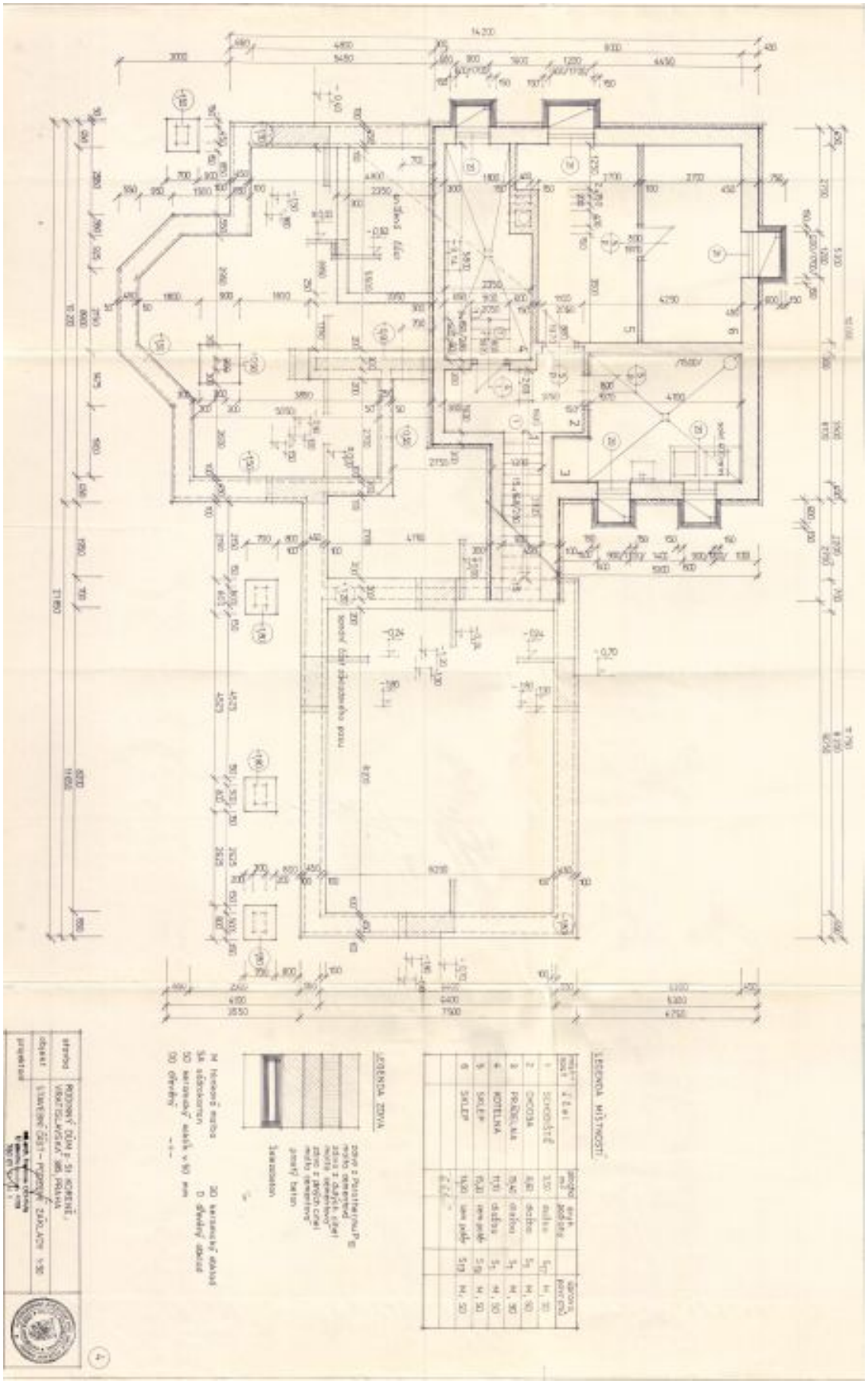

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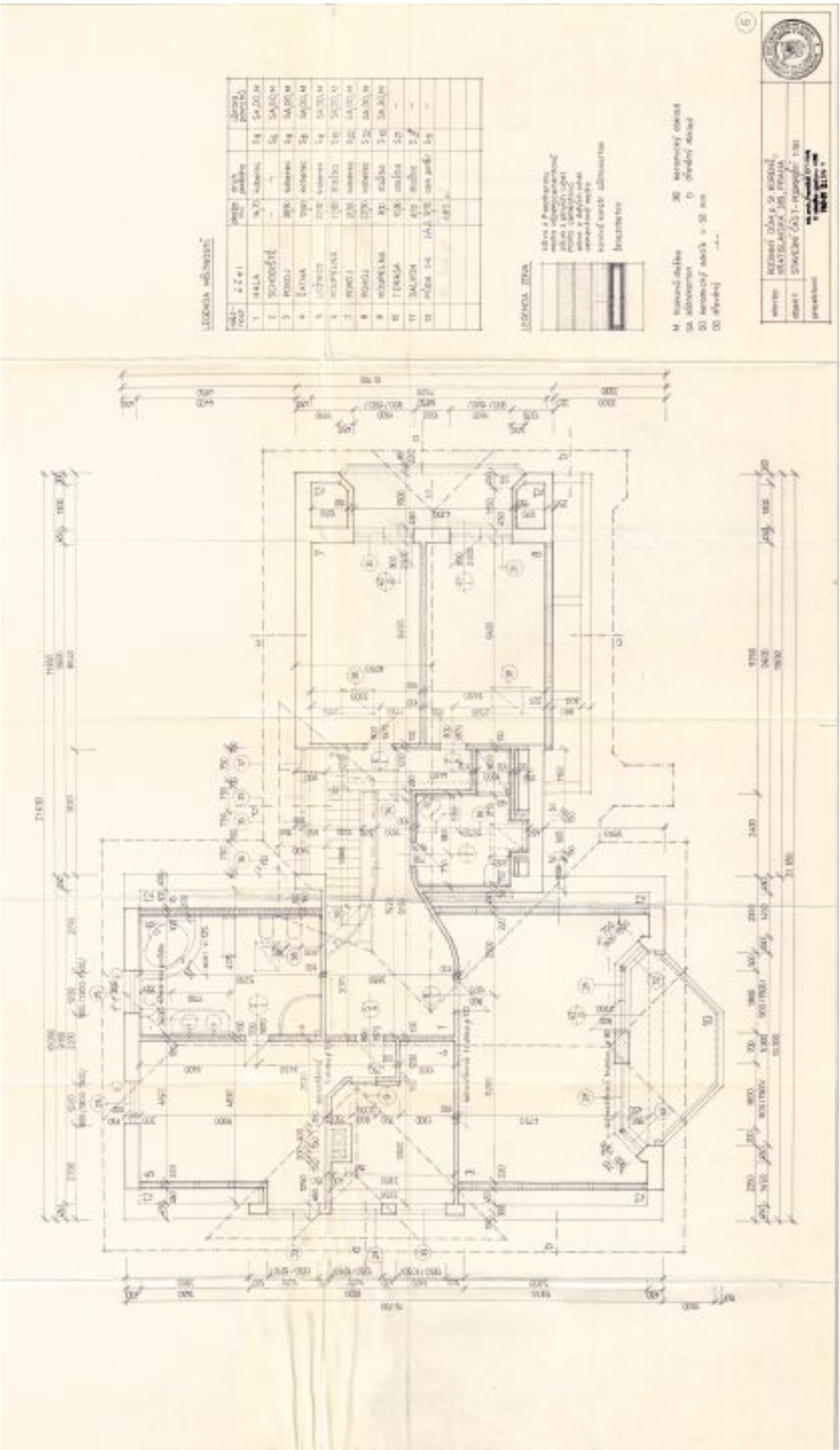

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