



## House Five-bedroom (6+kk)

Sold

248 m<sup>2</sup>, Praha-západ, Roztoky, Plukovníka Poláčka





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Plot	768 m <sup>2</sup>
Foot print	162 m <sup>2</sup>
Garden	606 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	29041

**New energy-efficient family house with an attractive interior and a carefully maintained garden, situated in a quiet location in a residential area in a village close to Prague. All amenities in the area, close contact with nature and a great connection to the city center.**

The ground floor consists of a **separate studio** (living area with kitchen, bathroom with shower and toilet), living room with kitchen, dining room, **wood fireplace and covered garden terrace facing west**, there is also a toilet, a utility room and a hall with access to the garage.

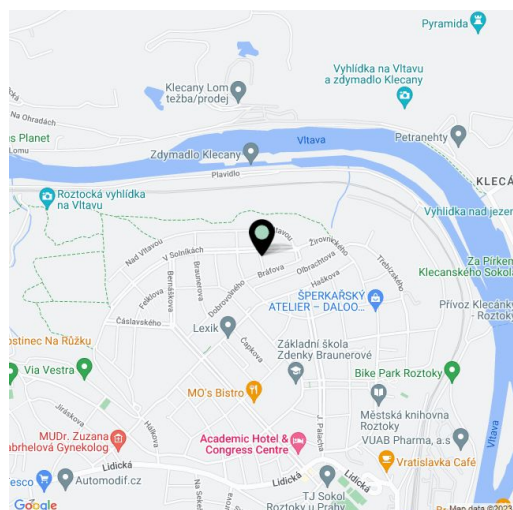
On the upper floor is a **generous bedroom**, which can be divided into 2 rooms, a bathroom (2 shower rooms, double sink, WC, **preparation for sauna**), a laundry room and another bedroom. There is a **separate suite** with an east-facing bedroom, a study, a walk-in wardrobe and a bathroom with a bathtub.

Features include a **concrete staircase with lightning conductors, eucalyptus wood flooring, metal doors** or large-format windows (combined with curtains, screen blinds and front window blinds). There is an awning with remote control. The kitchen unit includes BEKO appliances (including an American fridge and flex induction cooktop), large storage space and a sink. In the hall there is a **safe**, the garage has a shower (for example for a dog). **An air-water heat pump provides heating**. Apart from the garage, you can park on the land (2 covered parking spaces). The house has a satellite, high-speed Wi-Fi, telephone and security system with alarm (on the ground floor). The irrigated garden features a playground and a pergola.

The house stands on the edge of the forest and is an ideal starting point for walks and cycling trips. There is a kindergarten and elementary school, a supermarket, post office, doctors, banks, restaurants and pastry shops in the village. **Quick connections to Prague** are provided by suburban buses (to A Dejvická metro station) and train connections (to Holešovice or Masarykovo nádraží).

The property is exempt from the property transfer tax, the tax is paid only on the garden - valid until the end of August 2018.

Interior 248 m<sup>2</sup>, terrace 8,7 m<sup>2</sup>, built-up area 162 m<sup>2</sup>, garden 606 m<sup>2</sup>, land 768 m<sup>2</sup>.

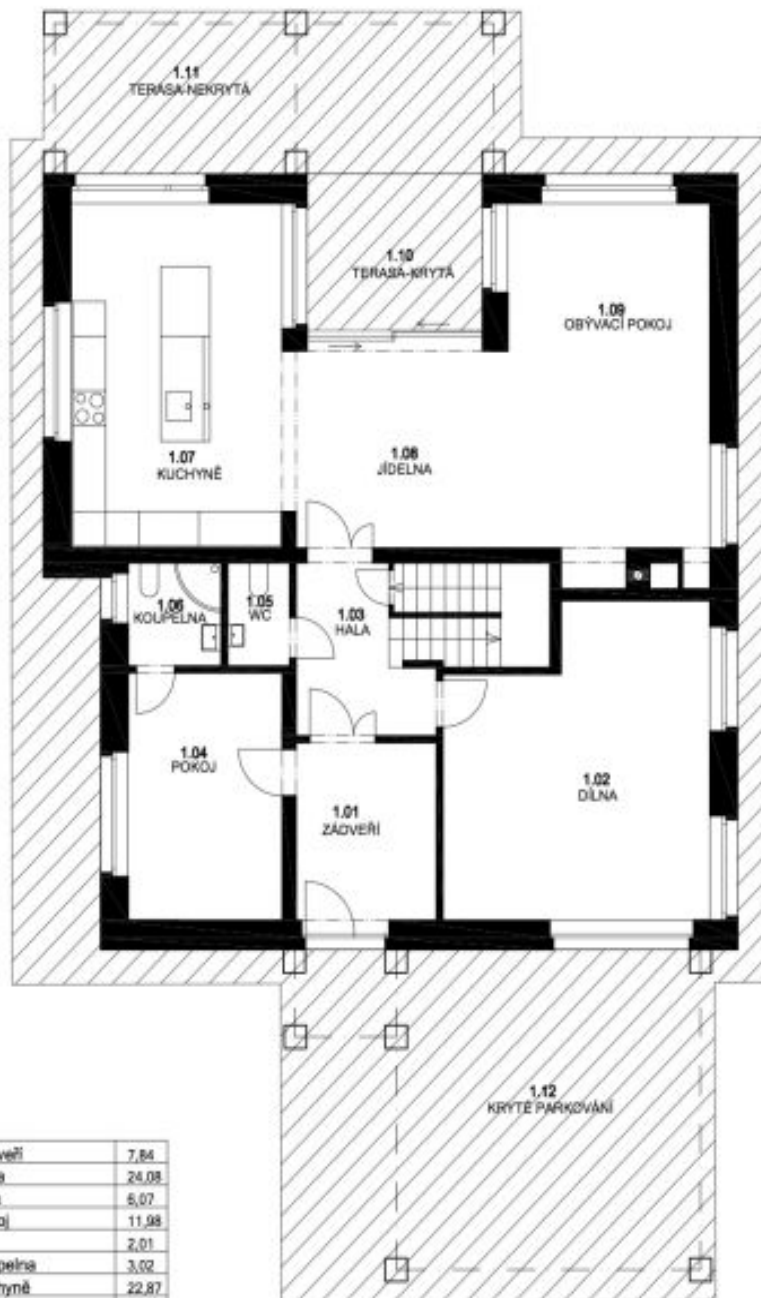




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1.01	zábveří	7,84
1.02	dílňa	24,08
1.03	hala	6,07
1.04	pokoj	11,98
1.05	WC	2,01
1.06	koupelňa	3,02
1.07	kuchyně	22,87
1.08	jidelňa	13,10
1.09	obývací pokoj	21,89
1.10	terasa-krytá	8,71
	CELKEM	121,57
1.11	terasa-nekrytá	24,47
1.12	krytý parkování	36,59
1.13	další zpevněné plochy	40,55

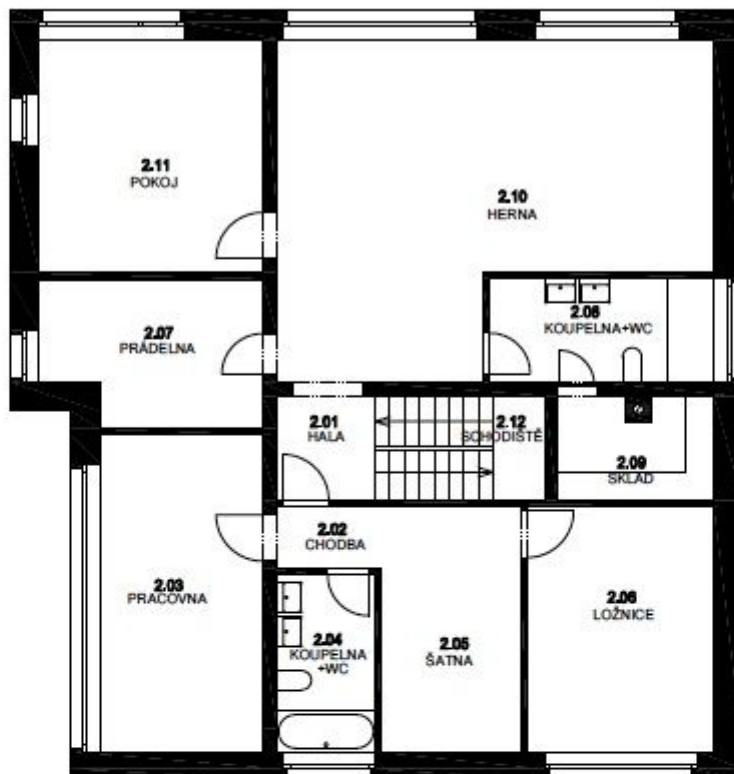




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2.01	hala	3,06
2.02	chodba	4,47
2.03	pracovna	15,43
2.04	koupelna+WC	5,19
2.05	šatna	7,61
2.06	ložnice	13,66
2.07	prádelna	9,12
2.08	koupelna+WC	6,98
2.09	sklad	4,71
2.10	herna	37,14
2.11	pokoj	15,56
2.12	schodiště	5,29
	CELKEM	128,22

