



## House Five-bedroom (6+kk)

Sold

398 m<sup>2</sup>, Prague 5, Stodůlky, Pod Viaduktem





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Usable area	398 m <sup>2</sup>
Plot	685 m <sup>2</sup>
Foot print	262 m <sup>2</sup>
Garden	423 m <sup>2</sup>
Floor area	352 m <sup>2</sup>
Terrace	46 m <sup>2</sup>
Parking	Parking in the garage for 2 cars
Cellar	Yes
PENB	B
Reference number	29537

This spacious family house is surrounded by tall trees and greenery in a pleasant residential area with excellent transport accessibility to the center. The house boasts a private garden with a terrace and a swimming pool, and much more.

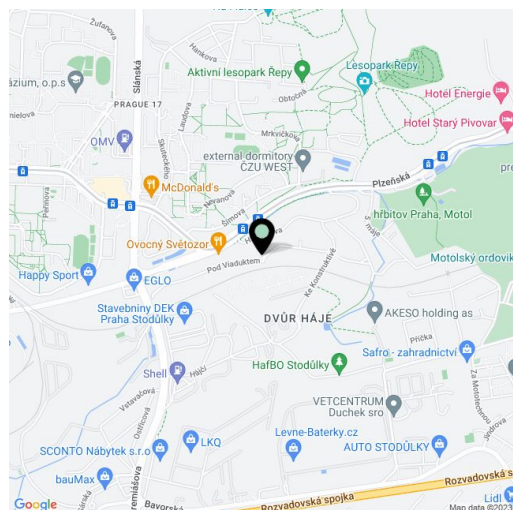
The ground floor consists of a **fifty-meter living room** with a kitchen, a dining room and access to the terrace, a guest bedroom, a spacious study/bedroom, a bathroom, a separate WC (toilet, sink), and a laundry room. On the upper floor, there is a master bedroom with walk-in wardrobe, 2 children's bedrooms, a shared walk-in closet, a bathroom and a separate toilet. In the basement, there is a large room suitable for a home gym or game room with a window and operational facilities (drying room, utility room and storage space).

The floors are mostly wood parquet (tiles in the kitchen and bathroom), the **windows are wooden**. On the ground floor, there is **underfloor heating**, and the other floors have radiators. The living room has a **wood burning fireplace**. A **heat pump** provides heating, while water heating is via **solar panels, ensuring low operating costs**. An **alarm system** provides a sense of security. The garden, surrounded by tall trees has an independent watering system and is full of cosy nooks. From the terrace, an ideal place to relax and barbecue, the stairs lead to the pool, which is not visible from the outside. At the pool level, there is a green garden for relaxation. A garage provides **parking for two cars**.

The house is located within walking distance of a **tram stop** with quick and direct connections to the metro (15 minutes) and the center (20 minutes). Nearby are **all civic amenities** (kindergarten and primary school, hospital with children's emergency room and a shopping mall). In the surroundings one can find the Řepy Forest Park, the Košíře-Motol Nature Park, the U Hájů Natural Monument, a **golf course** and a **tennis club**. Easy access by car to the airport, to the center and the Prague ring road.

Monthly household expenses are 5 500Kč.

Interior 351.75 m<sup>2</sup>, terrace 45.8 m<sup>2</sup>, garden 423 m<sup>2</sup>, plot 685 m<sup>2</sup>.



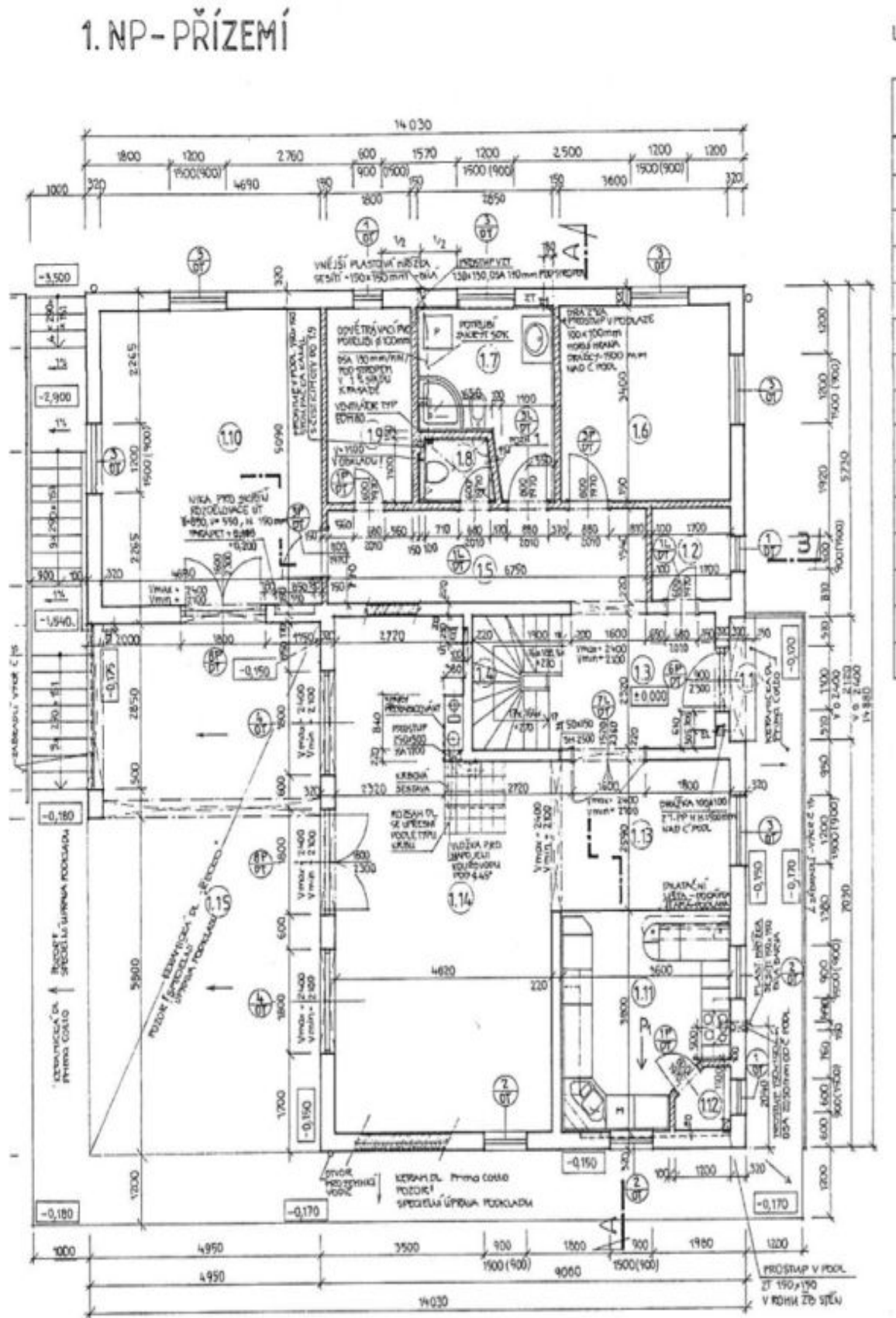




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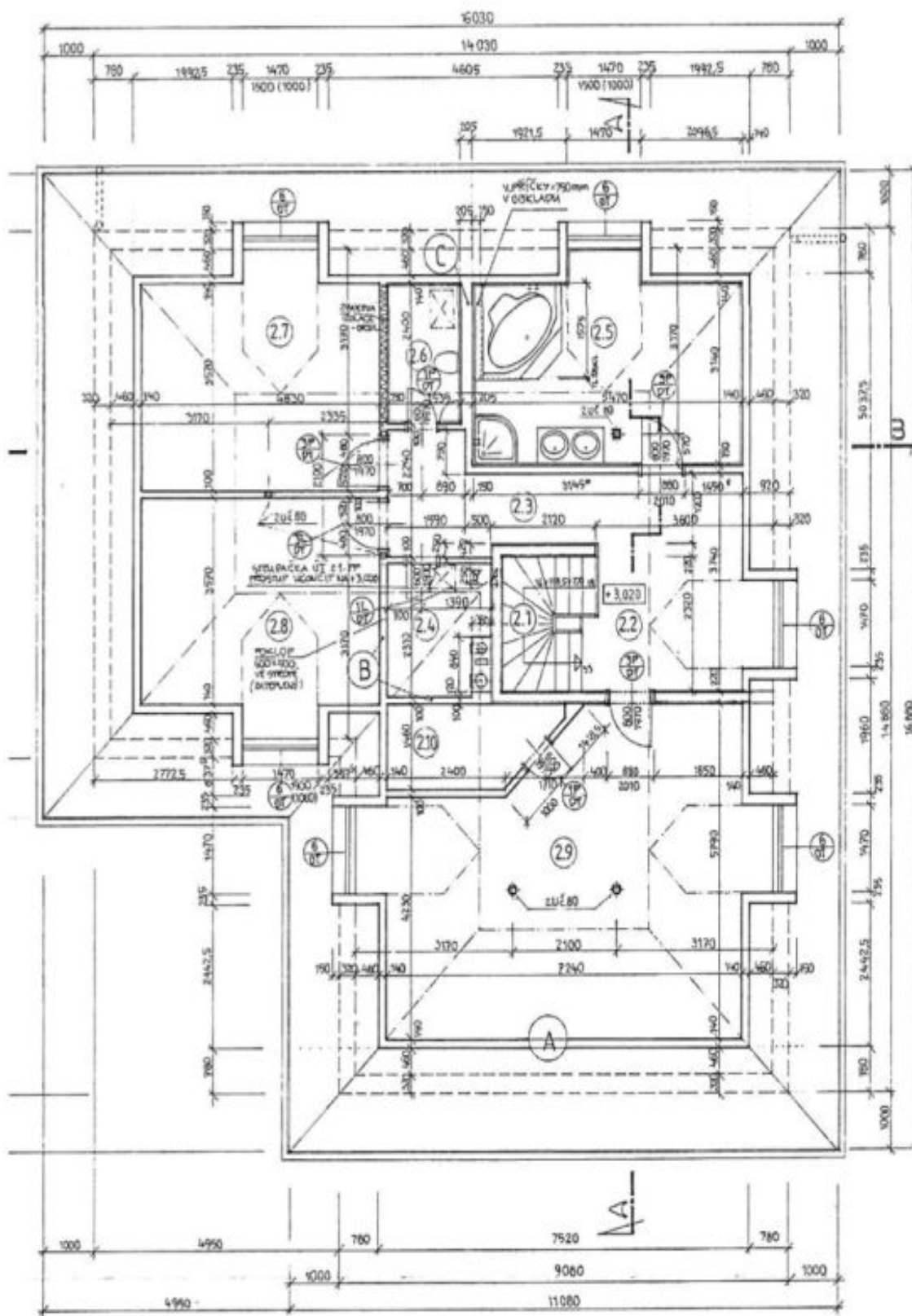


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## 2. NP - PODKROVÍ

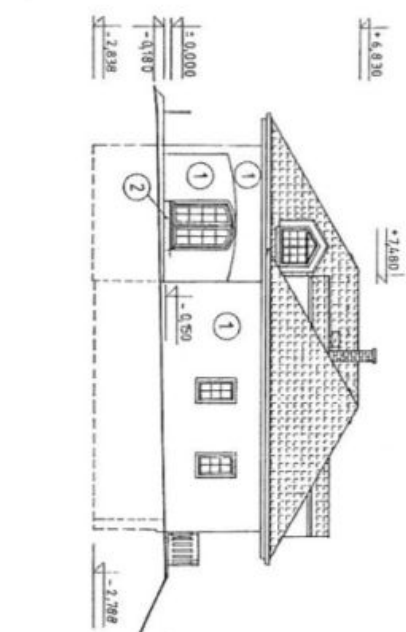




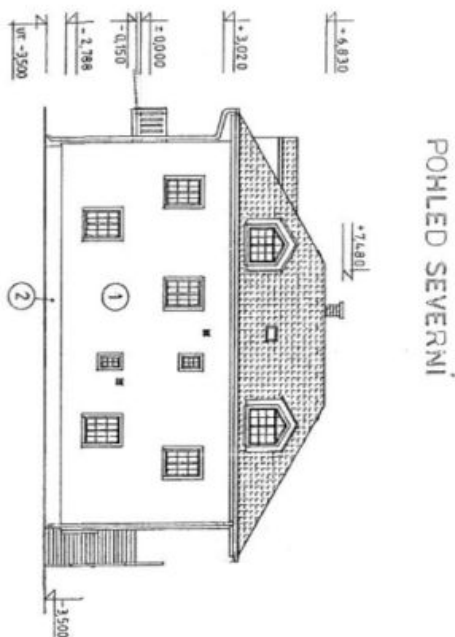
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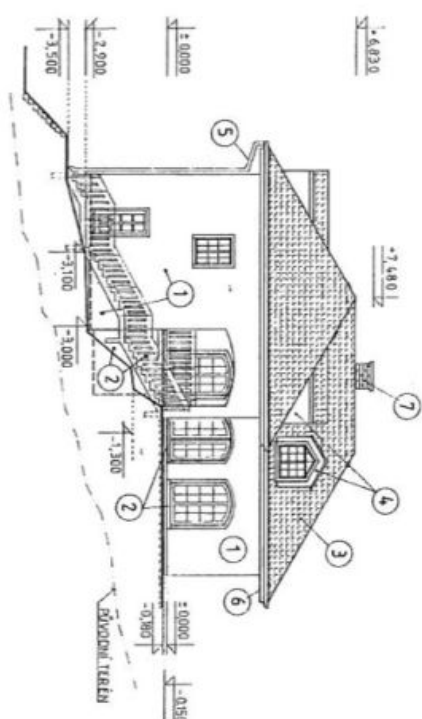
**Sold**



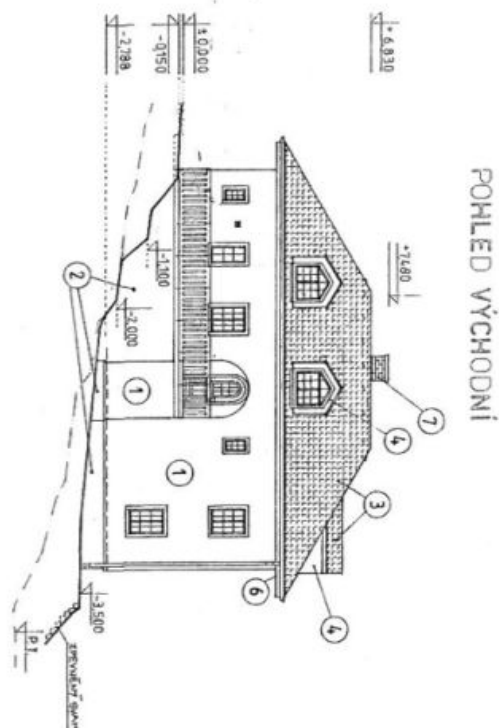
POHLED JIŽNÍ - uliční



POHLED SEVERNÍ



POHLED ZÁPADNÍ



POHLED VÝCHODNÍ