



## House Four-bedroom (5+kk)

Sold

200 m<sup>2</sup>, Prague 5, Smíchov





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Usable area	200 m <sup>2</sup>
Plot	346 m <sup>2</sup>
Foot print	126 m <sup>2</sup>
Garden	220 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	29574

A lovely garden surrounds this, air-conditioned three-story semidetached house. The property offers an ideal family home set in a quiet location with minimal traffic, close to many sports clubs.

On the ground floor, there is a large living area with a kitchen, dining area and access to a **terrace leading to a garden**; a toilet with a bidet, a walk-in wardrobe with a laundry room, and an entry hall. The 1st floor offers 3 bedrooms, a walk-in closet, and a bathroom (with bathtub and shower). The 2nd floor consists of a master bedroom with a bathroom and a **large terrace with beautiful views** of the surrounding greenery. The layout of the ground floor can be expanded by the addition of another room, or creating, e.g. a large winter garden.

The interior includes **wooden windows and floors**, carpeting (in the bedrooms), an equipped kitchen, an alarm system, **electric safety blinds**, an awning over the terrace, and more. A gas boiler provides heating. There is a **two-car garage**.

The location of the villa near **Ladronka Park**, the **Skalka Forest Park** and the **Hvězda Game Reserve** allows for an active lifestyle. There are several **football pitches, rugby clubs and a beach volleyball court nearby**. Within walking distance there is a kindergarten and elementary school, all other amenities are within short walking or driving distance (supermarket, Motol hospital with children's emergency room and pharmacy, post office, restaurant, etc.). There are bus connections to the **Anděl, Jinonice and Dejvická metro stations** and the Klamovka tram stop.

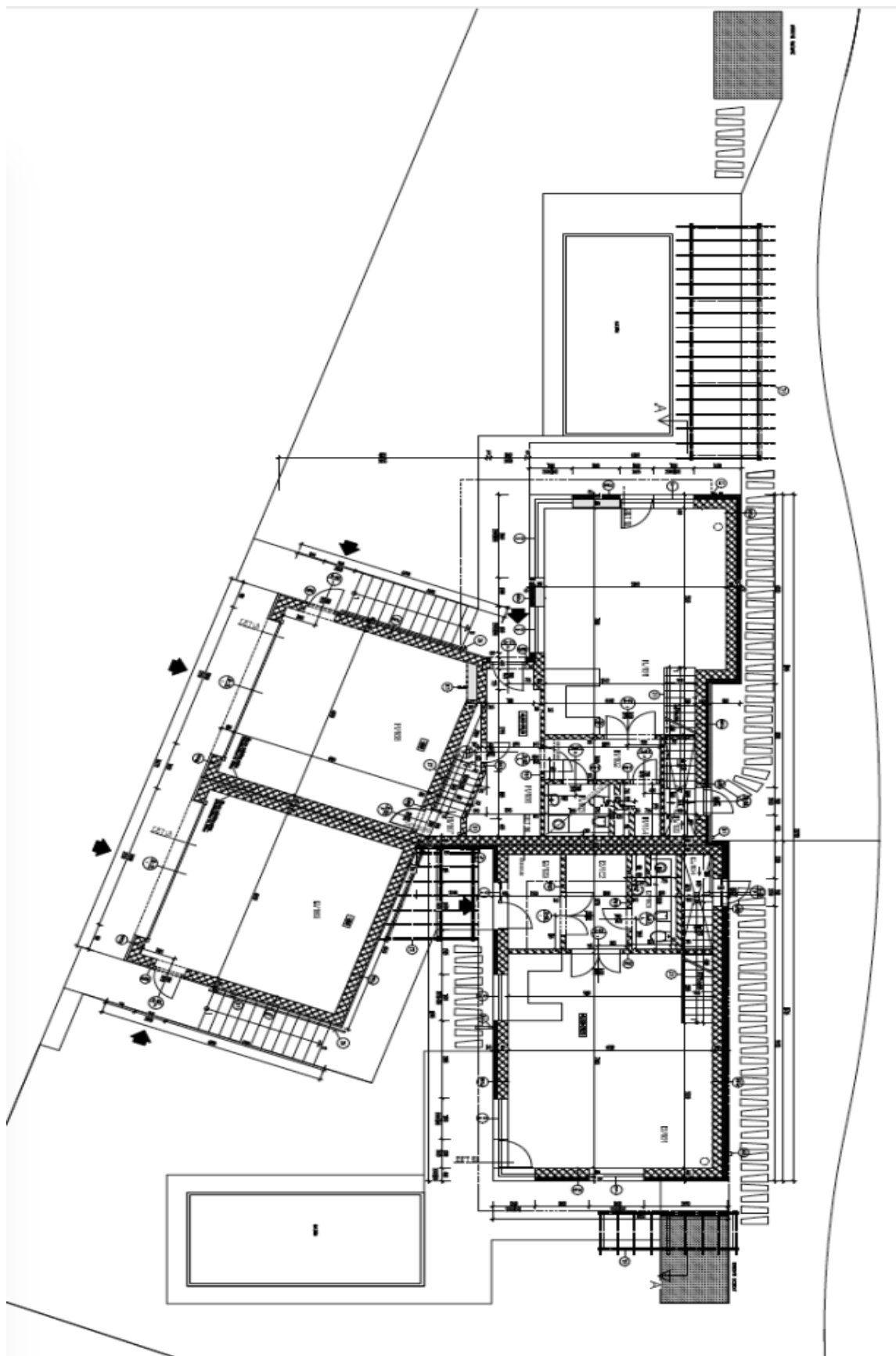
Interior 170,1 m<sup>2</sup>, terrace 30 m<sup>2</sup>, plot 346 m<sup>2</sup>, garden 220 m<sup>2</sup>, garage 37,1 m<sup>2</sup>.



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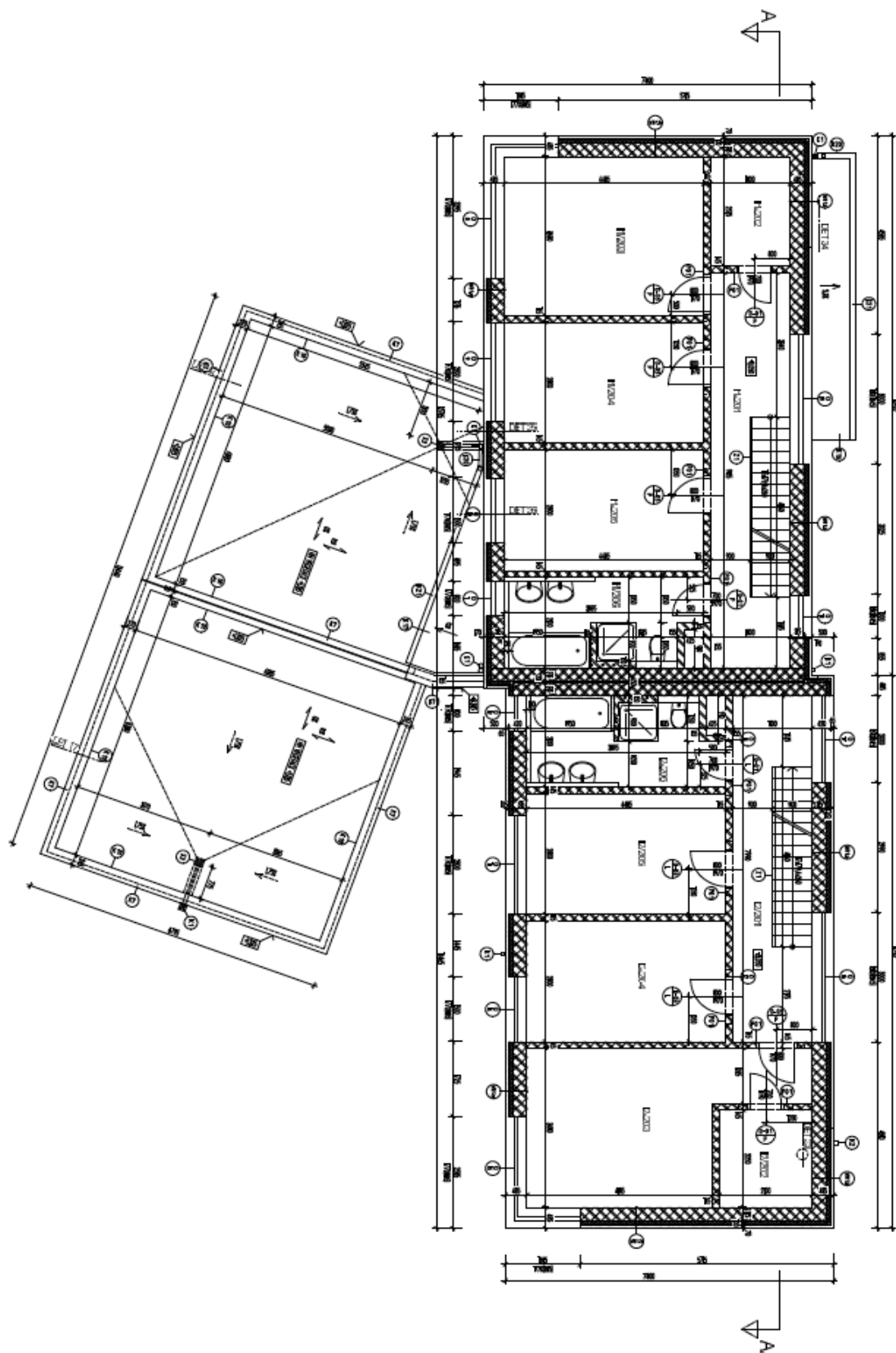




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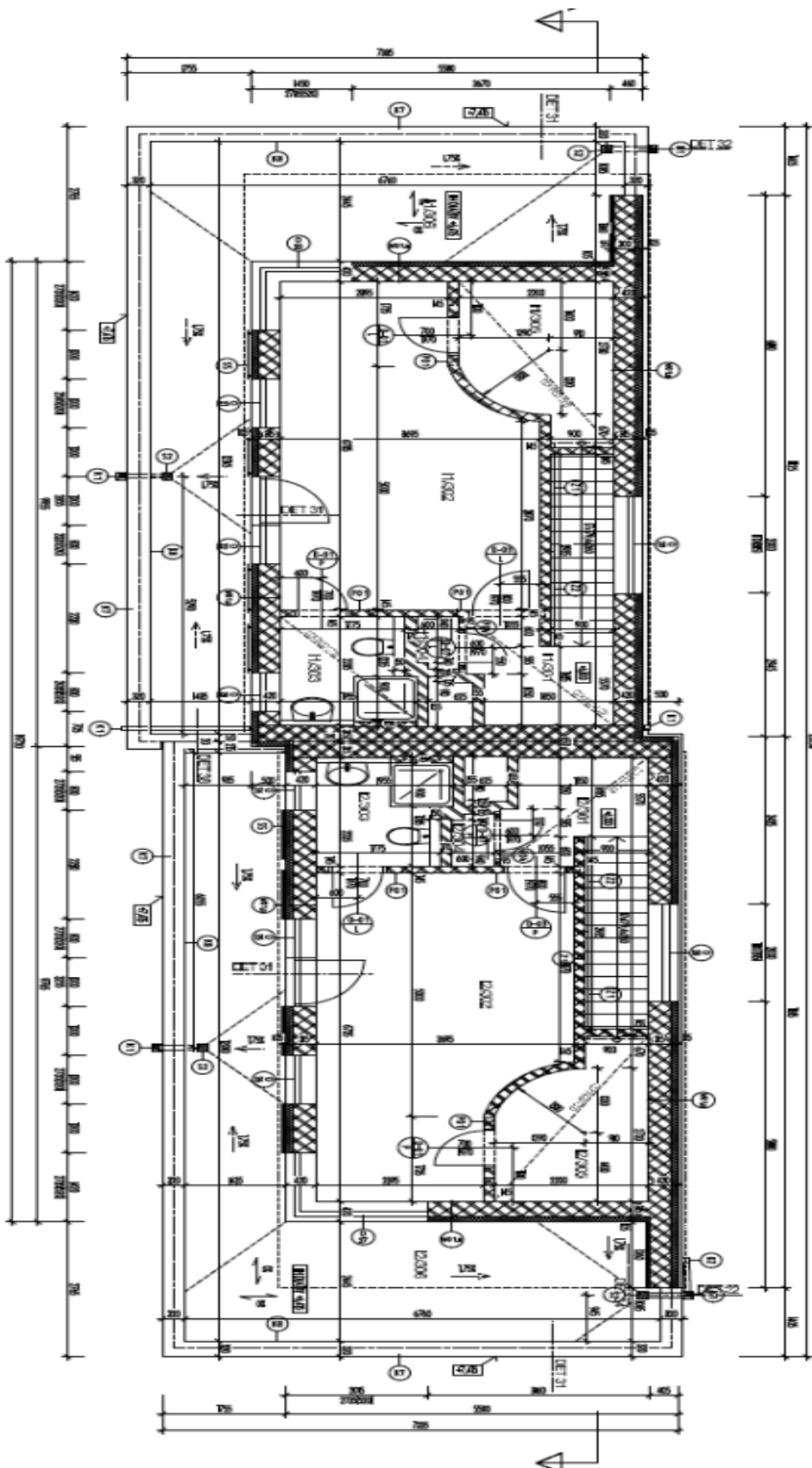




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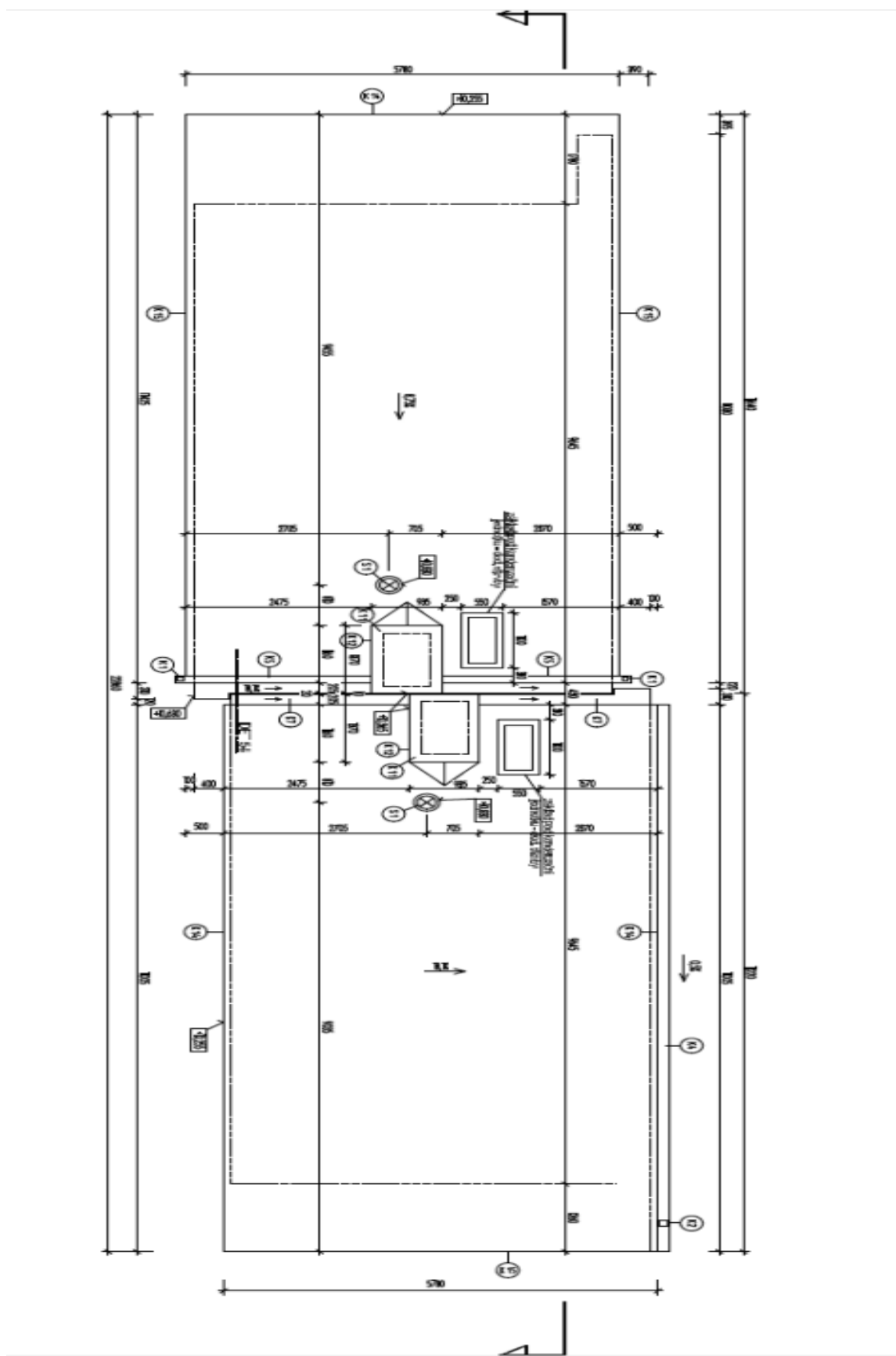




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