



## House Five-bedroom (6+kk)

Sold

434 m<sup>2</sup>, Praha 4, Kunratice





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Plot	895 m <sup>2</sup>
Foot print	228 m <sup>2</sup>
Garden	667 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	30258

**This family house with an indoor pool and views of the surrounding greenery is situated on a corner plot with a garden in a traditional residential area near the Castle Park in Kunratice and Šeberák Pond. With full urban amenities in close proximity and good transport connections.**

The ground floor offers a kitchen with a dining room and access to **the living room connected to the garden**, a guest bedroom (used as a study) with a closet and a bathroom, **a winter garden with a swimming pool**, a bathroom and a guest toilet (with a urinal). Upstairs, there is a master bedroom with a bathroom, a walk-in closet and a terrace, another 3 bedrooms, a wardrobe, a bathroom, and two entrances to the terrace. There is a laundry room, a **sauna** with a shower, two large storerooms, and a boiler room in the basement.

Features include **a fireplace** in the living room, wooden windows with double glazing, floating wooden flooring, **massage shower panels**, and **jacuzzi bathtubs**. The house is guarded by a PCO alarm. Heating is by a gas boiler. Parking is available in **the double garage**.

The location has a tranquil atmosphere, and there are both primary and secondary schools, a swimming pool, a squash hall, tennis courts, a supermarket, and other services in the vicinity. The center of Prague is easily accessible by car and public transport. The bus stop is a few steps away from the house (10-minute ride to the Opatov metro station). Nearby, there is a landscaped castle park, **the Kunratice Forest**, known for its traditional running marathons or pond with beaches, a sports complex, and a restaurant, as well as important historical sights, including castle ruins.

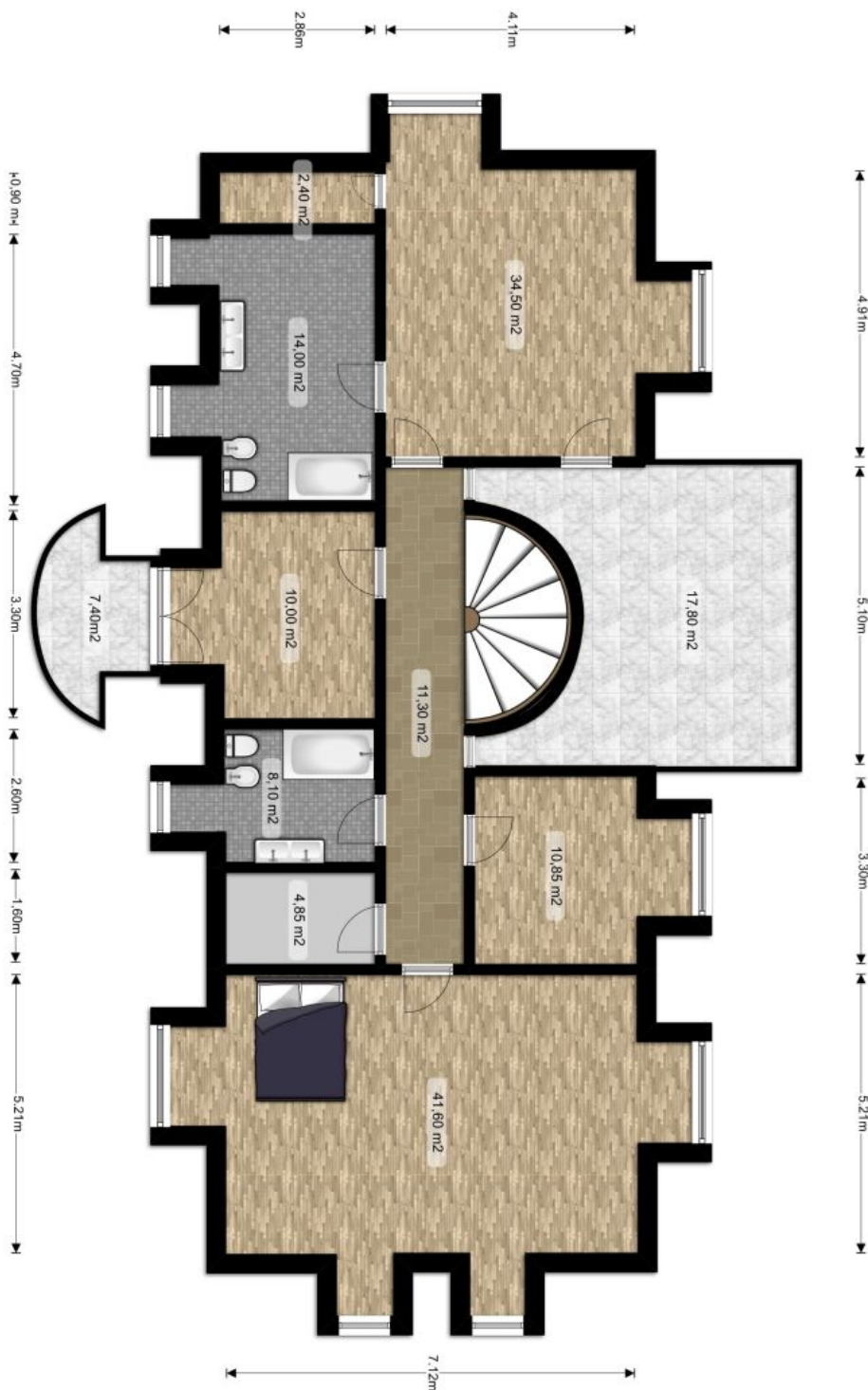
Interior 397.83 m<sup>2</sup>, garage 36 m<sup>2</sup>, built-up area 228 m<sup>2</sup>, garden 667 m<sup>2</sup>, plot 895 m<sup>2</sup>.



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