



## House Six-bedroom (7+kk)

Sold

449 m<sup>2</sup>, Praha 6, Řepy





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Total area	449 m <sup>2</sup>
Plot	434 m <sup>2</sup>
Foot print	134 m <sup>2</sup>
Garden	148 m <sup>2</sup>
Floor area	393 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30327

**This new three-story terraced house will boast enough space and privacy for all members of the family and can be used for multigeneration housing. Its south-facing garden with automatic irrigation and a swimming pool heated by solar panels adds to its overall charm and exclusivity.**

The house is offered in the state of **white-walls**. The generously apportioned ground floor includes a living room with a kitchen and a dining room with a glass wall allowing **access to the terrace and the garden**, a walk-in closet, a bathroom, and a staircase. On the first floor, there are 4 bedrooms (including 1 with a walk-in closet and a bathroom), a gallery with access to the terrace, and a bathroom. The entire 2nd floor can be used as a 1-bedroom apartment with a large **fifty-meter terrace**. In the basement, there is a utility room and storage space. It is ideally suited to add a sauna and a gym, a laundry room, or a workshop.

The house was built with premium building materials and it boasts a **smart home system** (allowing you to control the heating, irrigation, or electric outdoor blinds via mobile phone). In the house, there are **air-conditioning cables** and a **preparation for a fireplace or a wood-burning stove** in the living room. The windows are wooden. Heating is provided by a **second generation Wolf gas condensing boiler**. There is also a central vacuum cleaner. The garden will have a landscaped lawn with bushes and tall trees, as well as a partially covered terrace and a **six-meter heated Desjoyaux counterflow pool** with filtration. Furthermore, there is an **attached two-car garage**. The house is offered in **shell & core**.

The home's tranquil **location on the edge of a maintained forest park** is close to nature, yet within easy reach of all services. A **kindergarten and primary schools are a 5-minute walk** away (no need to cross the main road). Supermarkets and a large shopping center are within a short driving distance. A bus stop with connections to the metro is a short walk from the house (**10-minute ride to the Petřiny metro station - Line A**), while a tram stop is a few minutes' walk away. The location is also ideal for frequent travel to the airport.

The house is after final inspection, the sale of the house is exempt from property transfer tax, and the price includes VAT.

Usable area 384 m<sup>2</sup>, built-up area 134 m<sup>2</sup>, garden 300 m<sup>2</sup>, plot 434 m<sup>2</sup>.



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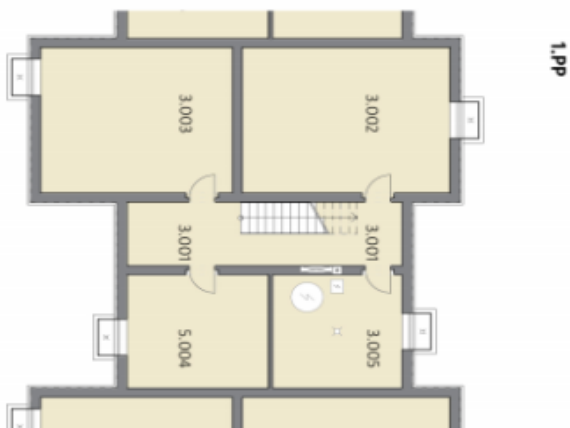
<b>PLOCHA ZAHŘADY .....</b>	<b>148 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 1.PP .....</b>	<b>112,1 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 1.NP .....</b>	<b>114,3 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 2.NP .....</b>	<b>112,0 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 3.NP .....</b>	<b>55,4 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA CELKEM .....</b>	<b>393,8 m<sup>2</sup></b>



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3.201	CHODBA, SCHODIŠTĚ	19,2 m <sup>2</sup>
3.202	LOŽNICE	20,2 m <sup>2</sup>
3.203	KOUPELNA	8,8 m <sup>2</sup>
3.204	KOUPELNA	6,2 m <sup>2</sup>
3.205	ŠATNA	3,6 m <sup>2</sup>
3.206	LOŽNICE	20,5 m <sup>2</sup>
3.207	LOŽNICE	16,8 m <sup>2</sup>
3.208	LOŽNICE	16,7 m <sup>2</sup>
		<b>112,0m<sup>2</sup></b>



3.301	SCHODIŠTĚ	3,1 m <sup>2</sup>
3.302	OBRTNÝ POKOJ	37,7 m <sup>2</sup>
3.303	LOŽNICE	9,2 m <sup>2</sup>
3.304	KOUPELNA	5,4 m <sup>2</sup>
3.305	TERASA	<b>55,4 m<sup>2</sup></b>
		56,6 m <sup>2</sup>

