



## House Three-bedroom (4+kk)

Sold

112 m<sup>2</sup>, Praha-západ, Velké Přílepy, Dvořákova





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|                  |                    |
|------------------|--------------------|
| Total area       | 112 m <sup>2</sup> |
| Plot             | 320 m <sup>2</sup> |
| Foot print       | 141 m <sup>2</sup> |
| Garden           | 179 m <sup>2</sup> |
| Floor area       | 100 m <sup>2</sup> |
| Terrace          | 12 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 30379              |

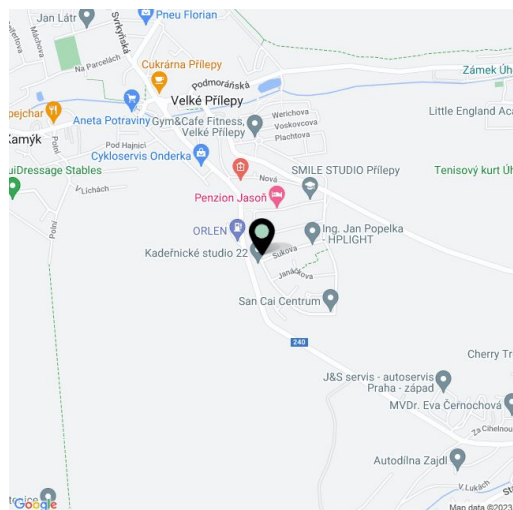
**This bright and airy one-story family house with a landscaped sunny garden is situated in a very quiet location in a village just a few minutes' drive from Prague. The village, with full urban amenities on site or within short driving distance, is surrounded by beautiful countryside with many hiking and cycling trails.**

The layout consists of a living room with a kitchen and access to the garden terrace, 3 bedrooms, a bathroom (bathtub, 2 sinks, toilet, preparation for a washing machine and dryer, storage space), a guest toilet, a closet, corridor, hallway, and hall with a work corner and entrance to the garden. There is plenty of storage space in the attic, garden tools are stored in **the garden house**.

Features include floating laminate flooring and tiles, plastic windows, a kitchen with Whirlpool appliances and a worktop with a **solid wood bar**. Heating is by a Baxi gas boiler. Parking is available on the street in front of the house and is used almost solely by residents. The garden provides space for gardening, relaxation, and children to play in, and, thanks to its dimensions, it is easy to maintain. Climbing plants covering the fence provide privacy.

There are several kindergartens (including an international one), an elementary school, a playground, a general practitioner, a traditional Chinese medicine center, a restaurant, a patisserie, a library, a cinema, or a flower shop in the village. The connection to Prague is provided by suburban buses that go to the Bořislavka or Dejvická metro stations. Another advantage is the location's quick access to the airport (less than 15 minutes by car). **The surrounding area is perfect for trips**, such as to Okoř Castle, the village of Únětice and its brewery, the Tiché or Šárecké valleys, or lookout points over **the Vltava River valley**.

Interior 100.15 m<sup>2</sup>, terrace 12 m<sup>2</sup>, built-up area 141 m<sup>2</sup>, garden 179 m<sup>2</sup>, land 320 m<sup>2</sup>.





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| Č.M.                               | NÁZEV                    | m <sup>2</sup> | PODLAHA                      |
|------------------------------------|--------------------------|----------------|------------------------------|
| 101                                | HALA                     | 21,50          | KER DLAŽBA (3,50)<br>KOBEREK |
| 102                                | KUCHYNSKÝ KOUT           | 7,50           | KER DLAŽBA                   |
| 103                                | OBYVACÍ POKOJ            | 27,30          | PLOVOUNCI PODL.              |
| 104                                | WC                       | 1,80           | KER DLAŽBA                   |
| 105                                | KOUPELNA                 | 7,00           | KER DLAŽBA                   |
| 106                                | PRACOVNA (LOŽNICE, GARŽ) | 16,65          | KOBEREK                      |
| 107                                | LOŽNICE                  | 16,80          | KOBEREK                      |
| 108                                | LOŽNICE                  | 10,50          | KOBEREK                      |
| 109                                | KOMORA                   | 3,30           | PVC                          |
| 110                                | TERASA                   | 12,00          | BETON                        |
| CELKOVÁ UŽITNÁ PLOCHA (BEZ TERASY) |                          |                | 112,15 m <sup>2</sup>        |