



## House Six-bedroom (7+1)

Sold

340 m<sup>2</sup>, Praha 6, Nebušice, Nebušická





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Plot	453 m <sup>2</sup>
Foot print	133 m <sup>2</sup>
Garden	320 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	30381

This sunny and spacious family house with beautiful green views and a landscaped southern garden is situated in the attractive residential area of Prague 6, a few steps from the prestigious international school, close to the Šárecké Valley and within easy reach of the airport.

The entrance floor has a living room with a **terrace**, a dining room, a separate kitchen, a pantry, a hall, and a guest toilet. Upstairs there is a master bedroom with walk-in wardrobe, en-suite bathroom (bathtub, shower, 2 sinks, toilet, bidet) and a French window facing the garden, and another 3 bedrooms with private bathrooms. The garden level has a large **common room** with a kitchen, study with access to the garden, bathroom, a utility background, and laundry room.

The house is from 2009 and was partly renovated this year. The high-quality features include **large-format windows with thermal insulation** and internal blinds, **oak floors**, and **heated tiles**. The interior is **air-conditioned**, heating is by a Vaillant gas boiler. The kitchen has built-in Whirlpool appliances (induction cooker, oven, and dishwasher) and a separate American LG fridge. A sophisticated alarm system is possible to connect to a security agency. Parking in a **double garage** with access to the house and on the paved area in front of the garage. The garden is carefully landscaped. Thanks to its size and composition it does not need much maintenance, it is mainly intended for **relaxation**.

The location boasts a lot of greenery, and the area is surrounded by **the large nature park Šárka-Lysolaje** with many hiking and cycling trails. Nearby is a restaurant with bar and bowling, a few minutes' walk away is a post office, a supermarket, a pharmacy, and **an international ISP school** offering education from pre-school to middle-aged. Almost next to the house, there is a bus stop with a **quick connection to Bořislavka metro station** (6 minutes ride). The way to the airport takes about 10 minutes.

Interior 340 m<sup>2</sup>, built-up area 133 m<sup>2</sup>, garden 320 m<sup>2</sup>, plot 453 m<sup>2</sup>.

