



House Four-bedroom (5+kk)

Sold

188 m², Praha 5, Velká Chuchle, Kopalova





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Plot	673 m ²
Foot print	176 m ²
Garden	497 m ²
Parking	Garage for 2 cars.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	30862

This newly built energy-efficient house with a garden and nice views is located on a side alley in a new residential area, which is situated within the territory of the Radotínsko-Chuchelský háj nature park.

The ground floor consists of a living room with a partly separate kitchen and access to **the garden terrace**, a study, a utility room, a bathroom (shower, toilet, sink), a hallway, and a vestibule. Upstairs, there is a **southeast-facing master bedroom with a dressing room**, another 2 bedrooms (1 with its own dressing room), a bathroom (bath, shower, double sink), a guest toilet, and a utility room. There is **garage for 2 cars** on the ground floor. In the basement, there are 2 large cellars and storage space with access to the garden.

The facilities include **large-format triple-glazed wood-aluminum windows and outdoor blinds**, vinyl **heated floors**, entrance wood-aluminum security doors and wooden interior doors, a **fireplace** in the living room, a kitchen with BOSCH appliances, a security system connected to PCO, and a camera system. Heating is by an **air-water heat pump**. There is a **recuperation system** upstairs. The house is hooked up to the gas supply. The garden is equipped with an **automatic irrigation system**.

The quiet location near **the Nad závodistěm natural monument** provides beautiful views and opportunities for nice walks. A bus stop is close to the house, the ride to the **Smíchovské nádraží** metro station (line B) takes 14 minutes. The house is also easily accessible by car, thanks to the nearby Prague Ring Road or Strakonická Street. Urban amenities (kindergartens, elementary schools, shops, a post office, etc.) are within a 5-minute drive in the center of Velké Chuchle.

Interior 188.49 m², built-up area 163.6 m², garden 509.4 m², plot 673 m², garage 35.41 m², cellars 43.11 m².

