



## House Seven-bedroom (8+1)

Sold

346 m<sup>2</sup>, Praha-západ, Horoměřice, Za Špejcharem





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Plot	628 m <sup>2</sup>
Foot print	228 m <sup>2</sup>
Garden	400 m <sup>2</sup>
Parking	Parking is in the garage
Garage	Yes
Cellar	-
PENB	C
Reference number	32121

This brick family house with a front garden, a southeast-facing garden, and a swimming pool is located in a quiet residential area of Horoměřice in the immediate vicinity of Prague and close to international schools.

On the ground floor, in the southwest part of this semi-detached house there is a **sunny living room** connected by a French window to a **garden terrace**, a bright kitchen with a dining room, 2 bedrooms, an entrance hall, a bathroom, a toilet, and a closet. Upstairs, there are 3 bedrooms, a study, a bathroom, a **playroom**, and a laundry room. The individual floors can also be used separately for multi-generational housing.

The house was built about 20 years ago and needs to be modernized. The facilities include **2 fireplaces**, a complete kitchen, exposed beams on the 1st floor, plastic windows, laminate flooring, tiles, and an outdoor swimming pool with a sliding cover. Parking is in the **garage**.

The house is close to the center of the village, where there are grocery stores and other shops, a post office, a kindergarten, an elementary school, or a playground. In the village, there are also several restaurants and a **sports-relaxation center**. Near the house is a bike trail that leads to a popular tourist destination - the **Okoř ruins**. Another of the village's advantages is its **fast access to Prague and the airport**. The Bořislavka Metro Station is a 10-minute bus ride away. Riverside Prague, ISP, or the Global Preschool **international schools** are within a short driving distance.

Usable area 346.4: interior 321.5 m<sup>2</sup> (1st floor 161.93 m<sup>2</sup>, 2nd floor 159.57 m<sup>2</sup>), + garage 24.9 m<sup>2</sup>, built-up area 228 m<sup>2</sup>, garden 400 m<sup>2</sup>, plot 628 m<sup>2</sup>.







