



House Four-bedroom (5+kk)

Sold

240 m², Praha-východ, Šestajovice, Tylova





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Usable area	240 m ²
Plot	1 090 m ²
Foot print	211 m ²
Garden	879 m ²
Floor area	197 m ²
Balcony	18 m ²
Terrace	25 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	G
Reference number	32750

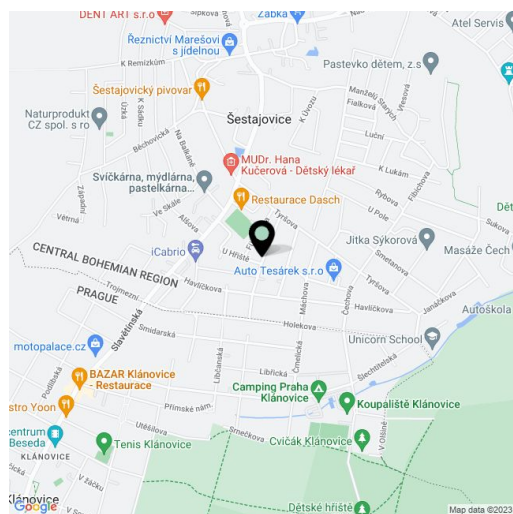
This renovated family house with a southeast-facing garden is situated in a quiet residential area of a village on the eastern outskirts of Prague, near the Klánovice Forest Park.

On the ground floor, there is a spacious bright kitchen with a dining room, a **sixty-meter living room with a wood burning fireplace, a winter garden with a whirlpool and a sauna**, a vestibule, a guest toilet, a staircase hall, a cloakroom, and a pantry. Upstairs, there are 3 bedrooms (1 with terrace access), a walk-in closet, a bathroom, and a separate toilet.

The house from 1999 was reconstructed 2 years ago, including the bathrooms, toilets, facade, boiler, and tiles. The windows are plastic with wood decor, floating laminate floors and **heated tiles** (on the ground floor). Heating by a Buderus gas boiler. The landscaped garden has an **irrigation system**; the house is protected by a security system. Parking is in the **double garage** with direct access to the house, above it is a large storage space (38 sq. m.).

The center of the richly equipped village consists of a modified historical square with a chapel. There is a kindergarten and an elementary school, a post office, several restaurants, a sports complex and a sports hall, 5 playgrounds, a park where you can exercise in nature, and a botanical garden. The village has **very good connections to Prague**. There is a bus stop is within a 5-minute walk, the suburban bus goes to the Černý Most metro station (about 15 minutes). The center can also be reached by train from neighboring Klánovice or Zeleneč (the Masarykovo Railway Station is within 20 minutes). The proximity to the D11 highway makes traveling by car convenient.

Interior 197 m², built-up area 211 m², garden 879 m², plot 1,090 m².

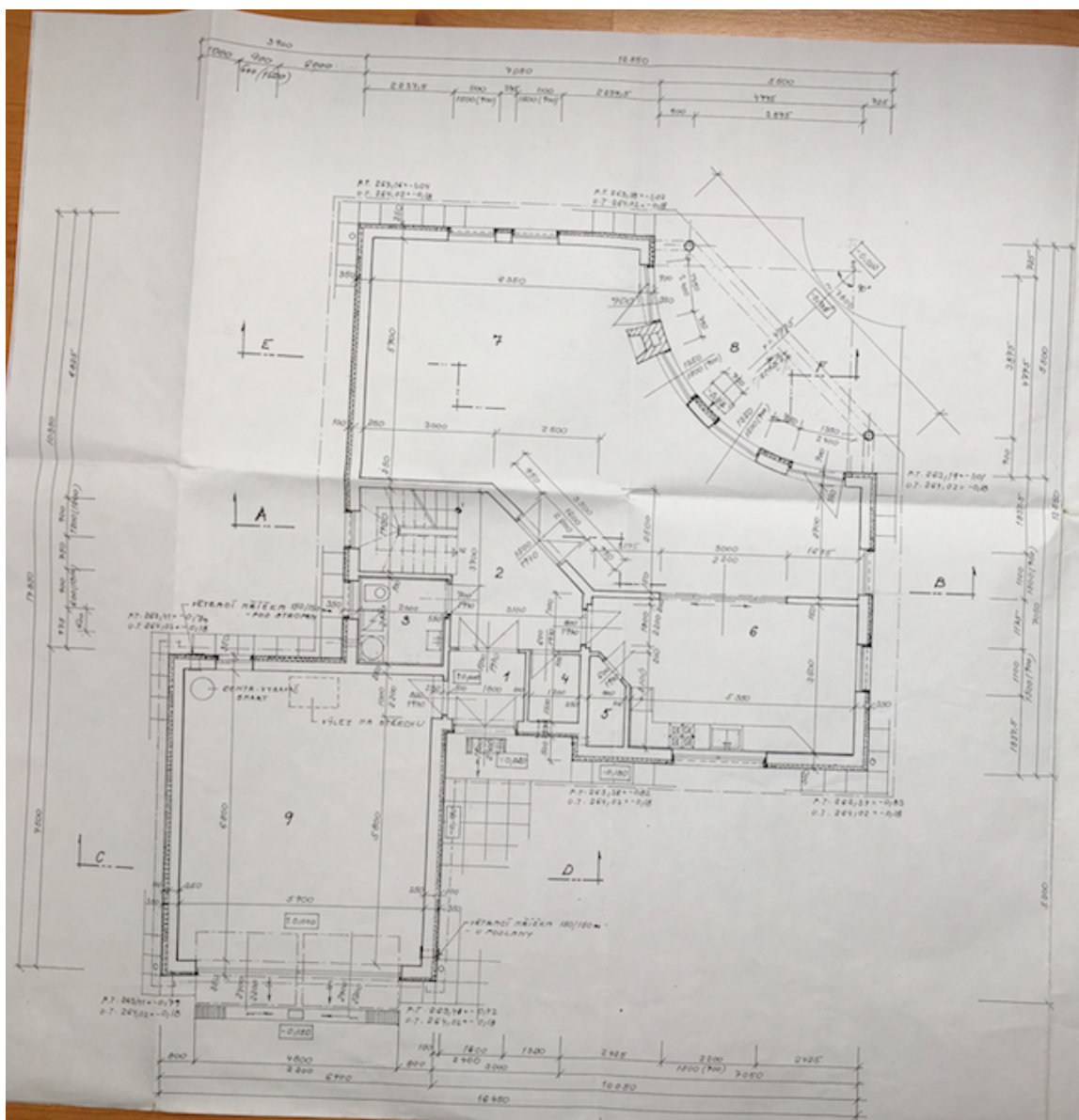




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**House Four-bedroom (5+kk)**240 m², Praha-východ, Šestajovice, Tylova**Sold****LEGENDA MÍSTNOSTÍ – PŘÍZEMÍ**

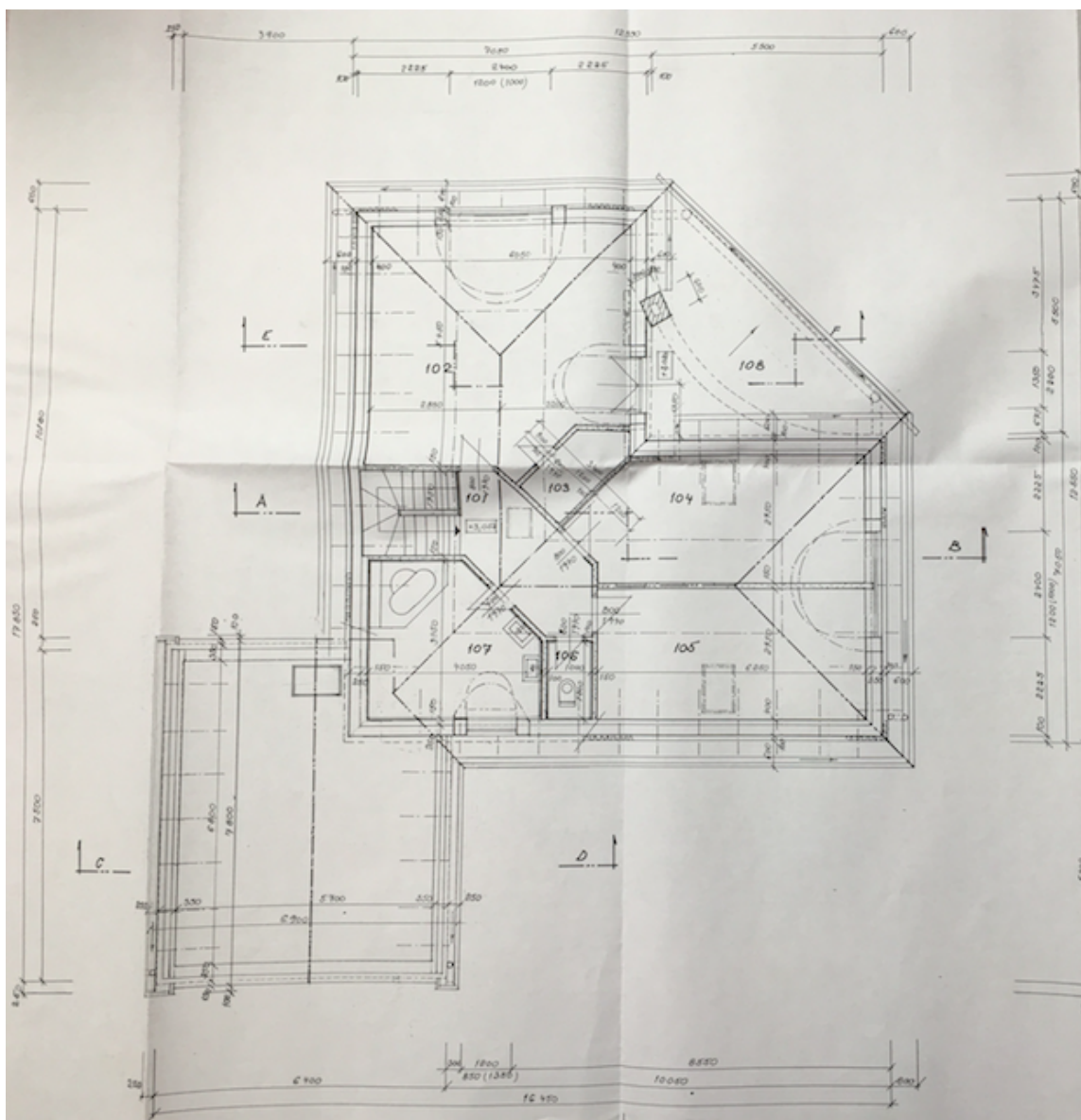
OZN.	NÁZEV MÍSTNOSTI	PLOCHA M ²	ÚPRAVA PODLAHY	ÚPRAVA STĚN A STROPŮ
1	VSTUP	2,7	keram.dlažba+sokl	stěny štuk.omítka +malba, strop hrubovlákn.tapeta
2	HALA+SCHODIŠTĚ	12,1	keram.dlažba+sokl	DTTO
3	UMÝVÁRNA+WC	4,3	keram.dlažba	štuková omítka +malba+bělnin. obklad v.2,00m
4	ŠATNA	1,8	keram.dlažba+sokl	štuková omítka +malba
5	SPÍŽ	1,7	keram.dlažba+sokl	štuková omítka +malba
6	KUCHYŇ+JÍDELNA	20,4	keram.dlažba velkoplošná+sokl (podlah.vytápění)	stěny štuk.omítka +malba, strop hrubovl.tapeta obklad kuch.linky (max.2,5m ²)
7	OBÝVACÍ POKOJ	60,0	keram.dlažba velkoplošná+sokl (podlah.vytápění)	stěny štuk.omítka +malba, strop hrubovl.tapeta
8	TERASA	25,6	bet.dlažba s reliéfem+okapový chodník	
9	GARÁŽ	38,8	gletovaný beton (dlažba)	štuková omítka +malba



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LEGENDA MÍSTNOSTÍ — P O D K R O V Í

OZN.	NÁZEV MÍSTNOSTI	PLOCHA M ²	ÚPRAVA PODLAHA	ÚPRAVA STĚN A STROPU
101	CHODBA+SCHODIŠTĚ	10,6	keram. dlažba+sokl	sádrokarton +malba PRIMALEX PLUS
102	LOŽNICE	32,0	dřevěná plovoucí podlaha	DTTO
103	ŠATNA	2,8	dřevěná plovoucí podlaha	DTTO
104	POKoj	18,6	dřevěná plovoucí podlaha	DTTO
105	POKoj	18,4	dřevěná plovoucí podlaha	DTTO
106	WC	1,3	keram. dlažba	sádrokarton +malba PRIMALEX PLUS +obklad do VZ,0m
107	KOUPELNA	10,4	keram. dlažba	DTTO
108	BALKON	17,9	keram. dlažba mrazuvzdorná+sokl	



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