



House Three-bedroom (4+kk)

225 m², Prague 6, Řepy, Augustova

€ 746 298 | CZK 18 900 000





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Plot	890 m²
Foot print	149 m²
Garden	741 m²
Parking	Garage for two cars.
Garage	Yes
Cellar	-
PENB	B
Reference number	32937

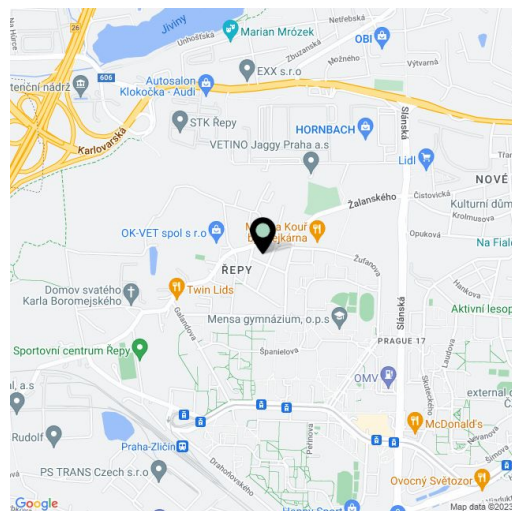
Attractively renovated, fully furnished family house with a terrace and a well-kept garden, set in a residential area with plenty of greenery in the surrounding gardens and close to schools of all levels.

The house is accessible via a **wooden terrace**. The dominant of the ground floor is a **generous southwest orientated living room** with a fully equipped **kitchen and a dining area**. From here you can directly access the terrace, perfect for al fresco dining during the warmer months. The ground floor also has a pantry, technical room, laundry room and a separate toilet. There is also a door leading directly to the **double garage**. A wooden staircase with a glass railing leads upstairs where there is a central gallery with bookcases and skylights. From the gallery you can enter the main bathroom with a window, a **bedroom with walk-in closet, study and a second bedroom with en-suite bathroom** with shower.

The glue down wooden floor is **American walnut wood**, **Bangkirai** exotic wood is laid on the terrace. The **veneered doors** are **non-framed**. The **wooden Euro-windows** with wide (inner) wooden parapets are shielded with glass-enclosed **safety shutters**. The shutters work automatically with a light sensor. The main bathroom with large-size tiles is equipped with **DURAVIT** double washbasin, **Villeroy & Boch** deep design bathtub and **Hansgrohe** faucets. **AEG** kitchen appliances, **Siemens** extractor fan with outlet. Heating is provided by a **Viessmann** gas boiler, which is located in the technical room, and a **heating mat**. In the garden there is a **pergola** and a **garden house with a toilet**, the land has its own **well**. The offer includes custom made wooden furniture.

500 meters from the house, without having to cross the main road, there is a **kindergarten** and **basic / grammar school**. The area boasts a cycling path and educational trail, playgrounds, shops and restaurants. One public transport stop just around the corner, the second 300 meters away. 12-minute bus ride to the **Luka metro station (line B)** or 13 minutes to the **Veleslavin metro station (line A)**.

Interior 190.1 m², garage 34.6 m², built-up area 149 m², garden 741 m², land 890 m².

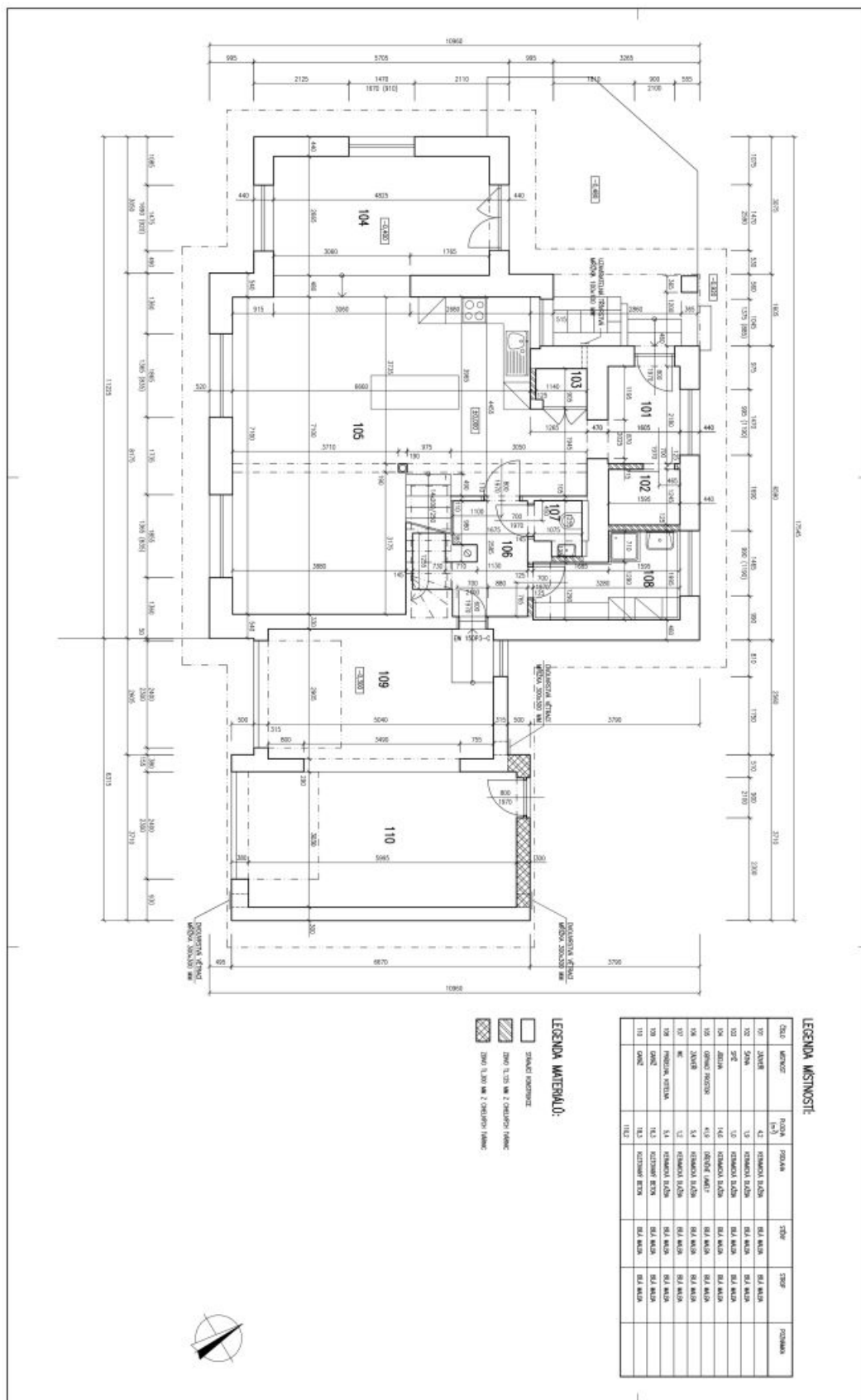




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