



## House Five-bedroom (6+kk)

Sold

320 m<sup>2</sup>, Praha-západ, Roztoky, Bezručova





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Total area	320 m <sup>2</sup>
Plot	624 m <sup>2</sup>
Foot print	176 m <sup>2</sup>
Garden	448 m <sup>2</sup>
Floor area	315 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	garage for 1 car and 2 outside parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	34126

**This recently renovated family house with a south-facing garden that provides peace and privacy is situated on a quiet cul-de-sac in a popular residential location just a few minutes by car or public transport from Prague.**

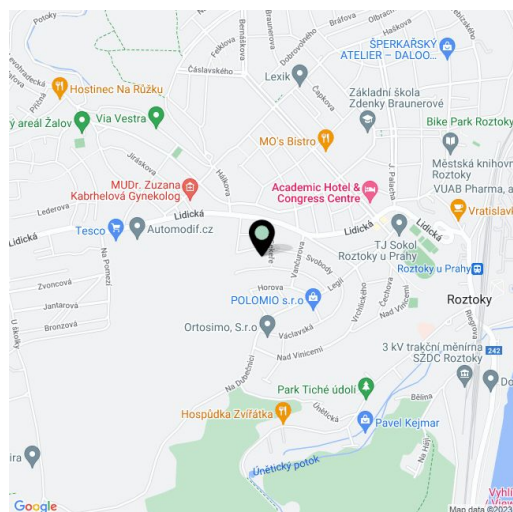
On the entry level, there is a **50-meter living room** connected to the kitchen, a bedroom with an en-suite bathroom and toilet, another bedroom, a bathroom, a staircase corridor, and an entrance hall. The attic consists of 2 large bedrooms (**1 with a dressing room and a balcony facing the garden**), a study, a spacious bathroom, a guest toilet, and a staircase hall with a **relaxation area**. The semi-basement consists of a **garage** and 2 outdoor parking spaces, a boiler room, a laundry room, a toilet, and storage space. **Since it receives enough natural daylight, it is possible to use part of this space as an office or to extend the existing living area.**

The interior is very bright and in good condition. The facilities include an **American stove**, a kitchen with built-in **Bosch** appliances, and high-quality Hansgrohe and Laufen sanitary ware. Junkers gas boiler. In addition to the garage, it is also possible to park on a paved area on the plot. The garden is nicely landscaped, and **mature greenery** provides perfect privacy. It is possible to build stairs leading from the **south-facing terrace** to the living room.

The house is located in a **villa neighborhood** near Tyršovo Square. The nearest bus stop is a 5-minutes walk away. There are supermarkets and smaller shops, cafes, restaurants, a post office, and a pharmacy nearby. The town has frequent bus and train connections to Prague and is also quickly accessible from the airport. The Dejická metro station is about a 15-minute ride away. The trip to the city center by train takes 21 minutes. In the beautiful surrounding countryside, there are many bike and hiking trails, for example to the nearby **Levý Hradec**, to the **lookout points over the Vltava River**, or to the **Tiché Valley** around the Unetický Stream. You can also reach a popular bike and inline path along the river by ferry.

Useable area 320.03 m<sup>2</sup> (including a garage 19.5 m<sup>2</sup>), built-up area 176 m<sup>2</sup>, garden 448 m<sup>2</sup>, land 624 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

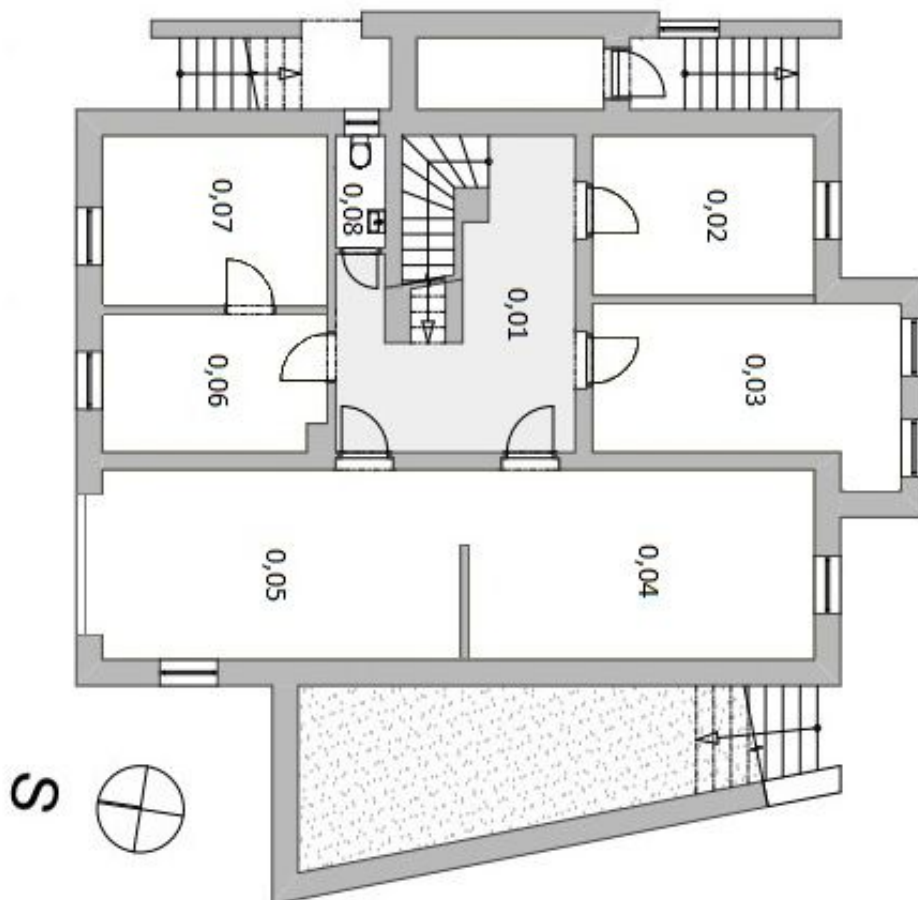




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## PŮDORYS SUTERÉNU

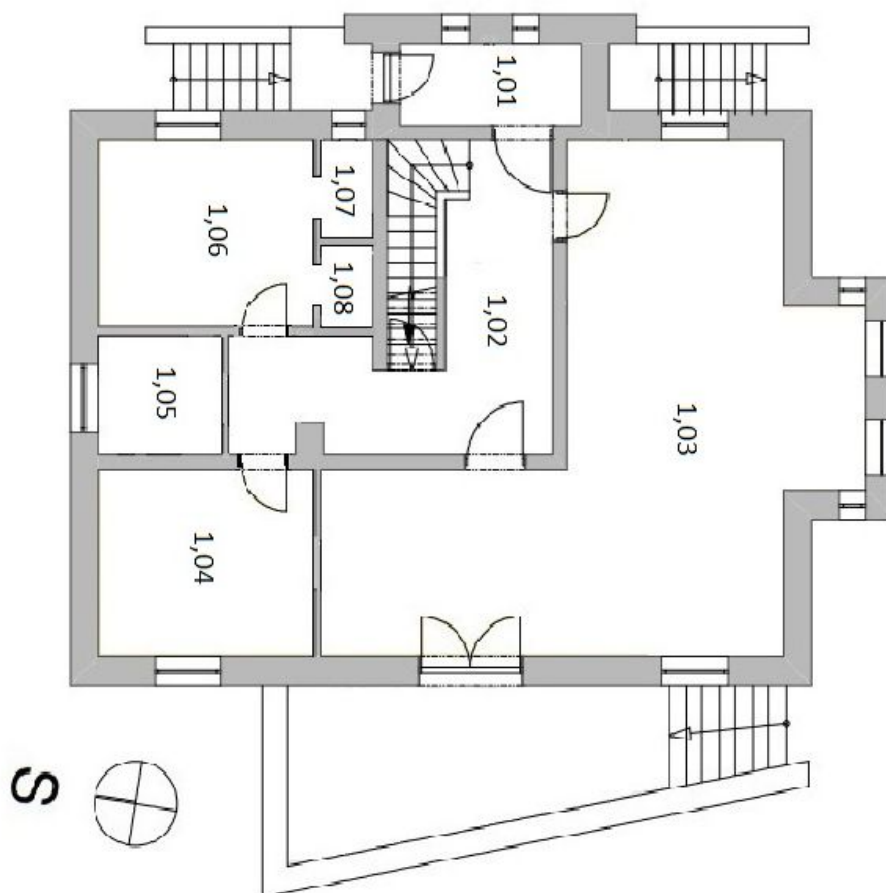
	m <sup>2</sup>
0,01 chodba	15,55
0,02 tech. místnost	10,68
0,03 tech. místnost	14,49
0,04 tech. Místnost	19,5
0,05 garáž	19,5
0,06 kotelna	9,24
0,07 prádelna	11,36
0,08 WC	1,66



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## PŮDORYS PŘÍZEMÍ

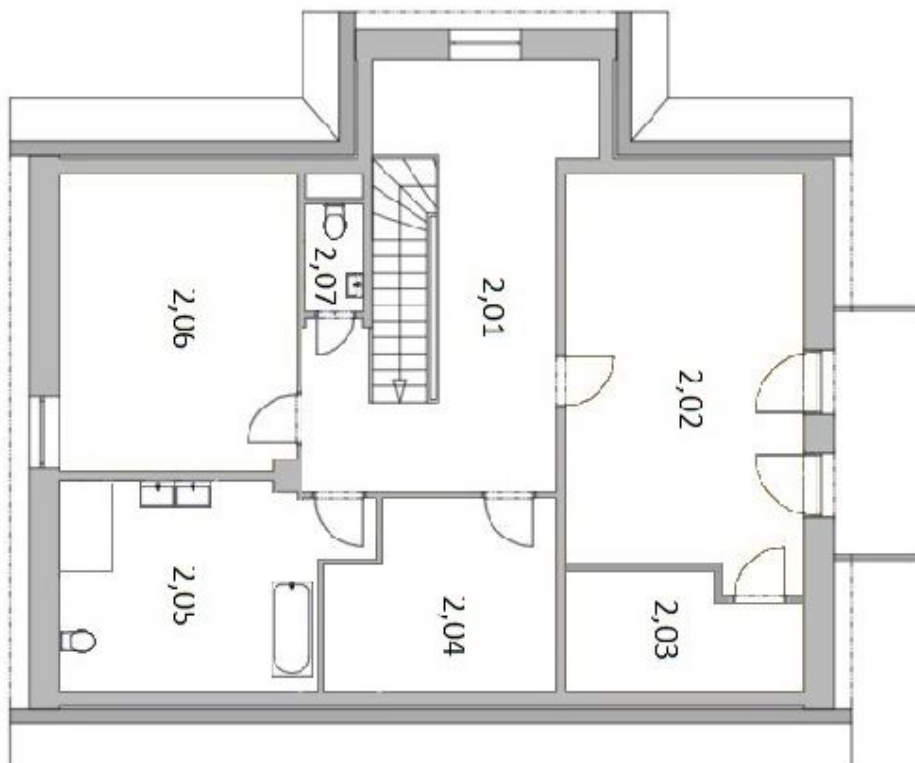
	m <sup>2</sup>
1,01 zádveří	4,71
1,02 chodba	20,99
1,03 kuchyně + obývací pokoj	54,54
1,04 pokoj	12,87
1,05 sprcha+wc	3,71
1,06 pokoj	12,87
1,07 wc	1,62
1,08 šatna	1,26



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## PŮDORYS PODKROVÍ

	m <sup>2</sup>
2,01 hala	21,85
2,02 ložnice	24,65
2,03 šatna	9,75
2,04 pracovna	12,92
2,05 koupelna	15,13
2,06 pokoj	19,47
2,07 wc	1,71

