



## House Five-bedroom (6+1)

Sold

243 m<sup>2</sup>, Praha-západ, Chýně





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Total area	243 m <sup>2</sup>
Plot	1 128 m <sup>2</sup>
Foot print	160 m <sup>2</sup>
Garden	968 m <sup>2</sup>
Floor area	217 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	2-car garage, 1 on-site parking
Garage	Yes
Cellar	-
PENB	G
Reference number	35608

This family house from 2005 with a sunny terrace and a large plot of land stands in a quiet residential area of the village of Chýně in the western suburbs of Prague, in a place within easy reach of the airport and an easy connection to the Prague Ring Road.

On the ground floor, there is a living room connected by a sliding door with a kitchen and a southeast-facing **garden terrace**, a guest bedroom with a private bathroom, a separate toilet, a vestibule with access to the **garage**, a corridor, a pantry, and a closet. The private zone on the first floor offers 4 bedrooms, a central bathroom, a **balcony**, and a closet. There is storage space in the attic.

Facilities include **heated floors** in the bathrooms, a **preparation for an elevator**, plastic windows, floating laminate flooring, and a Jablotron security system. Junkers gas boiler heating. Water from its own **well** is used to water the garden, and the property is connected to the municipal water supply and sewerage system. Rainwater is drained into a sump pit. Parking in the garage and on a paved area on the plot.

There are basic civic amenities in the rapidly developing village as well as a kindergarten and elementary school, a restaurant, a post office, a supermarket, and a small grocery store. The place has very good bus and train connections with Prague, and another advantage for traveling by car is the proximity of the D5 highway and the Prague Ring Road. The drive to the P + R car park at the Zličín metro station takes less than 10 minutes, and to the airport 15 minutes. There are bike trails in the area, it is also not far to the **Křivoklát forests** or to the **Czech Karst**.

Interior 217.16 m<sup>2</sup>, garage 32.4 m<sup>2</sup>, terrace 22.62 m<sup>2</sup>, balcony 4.03 m<sup>2</sup>, built-up area 160 m<sup>2</sup>, garden 968 m<sup>2</sup>, land 1,128 m<sup>2</sup>.



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