



House Three-bedroom (4+1)

182 m², Prague 10, Uhřetěves

Sold





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Sold182 m², Prague 10, Uhříněves

Total area	182 m ²
Plot	436 m ²
Foot print	97 m ²
Garden	339 m ²
Floor area	170 m ²
Balcony	12 m ²
Parking	Garage + outdoor parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35970

This recently fully reconstructed family house is located in the popular residential quarter of Uhříněves with its characteristic wide streets that provide the houses with sufficient distance and privacy.

Spread out over two floors with a total area of **170 sq. m.**, the house is divided into a living room connected to a dining room and a bright kitchen with **garden views**, 3 bedrooms (2 of which have **balconies**), and a utility room. The living room has access to the **garden terrace**. There is a **garage** in the basement.

Everything in the house is **brand new**: plastic windows, floating **wooden floors**, large-format tiles, **veneered doors with concealed hinges** and a clear height of 220 cm, a kitchen with Franke appliances, designer sanitary ware or, a Vaillant gas boiler. The house is connected to the water supply and sewerage system. In addition to the garage, it is also possible to park on a paved area under a carport.

The popular quiet location between the **Botič-Milíčov Nature Park** and the **Uhříněv ponds** is easily accessible. There is a train station reachable within a 6-minute bus ride, from where you can easily reach the center (the ride to the Main Railway Station is only 21 minutes). For trips by car, you will appreciate the area's fast connection to the D1 highway and the Prague Ring Road. In the city district of Prague 22 - Uhříněves there are supermarkets, a post office, several kindergartens and elementary schools, a general practitioner's office and pediatricians, sports grounds, and other services. The surrounding area offers many hiking and bike trails, for example to a **large forest park**.

Interior 170 m², built-up area 97 m², garden 339 m², land 436 m².

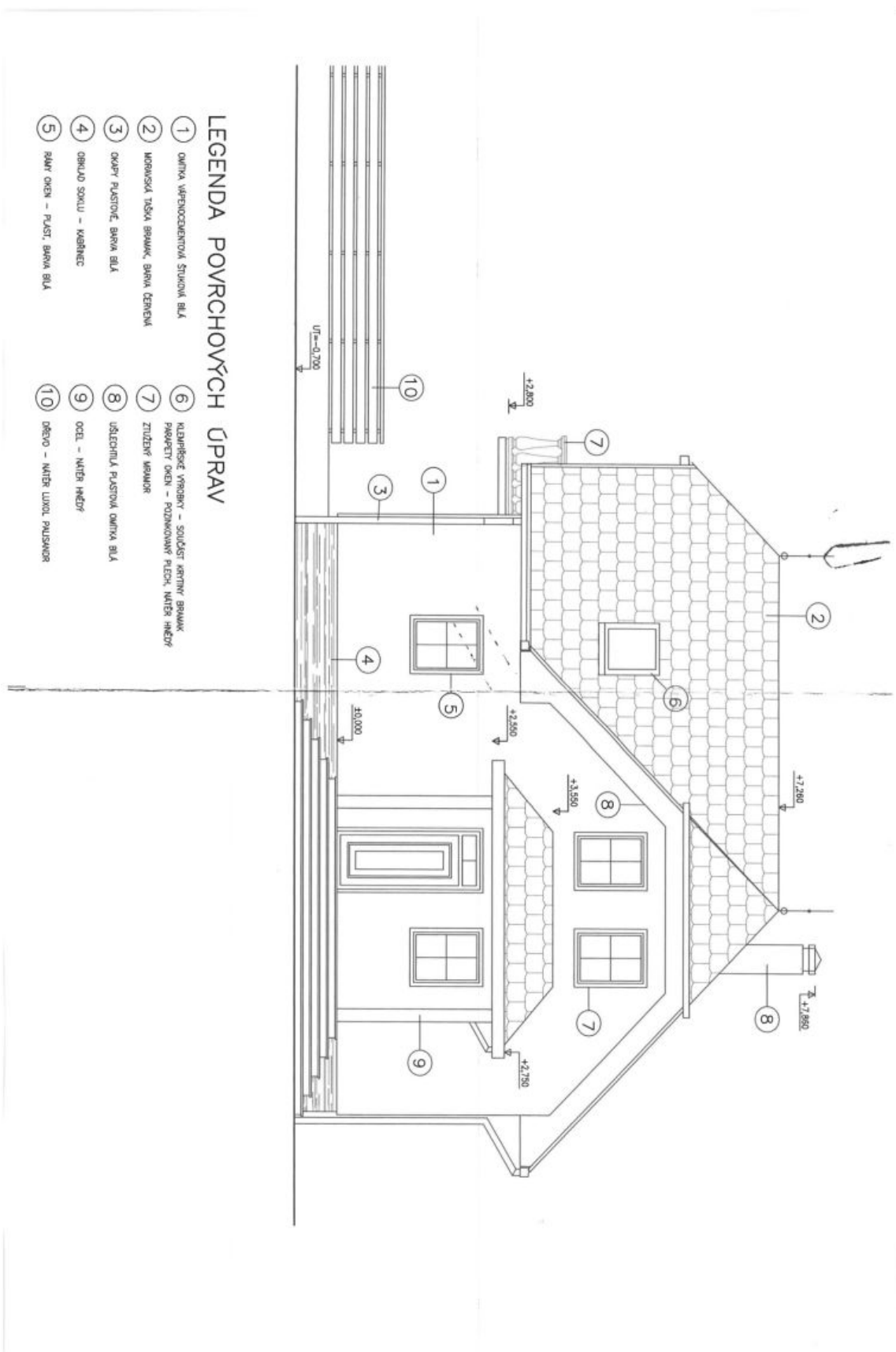
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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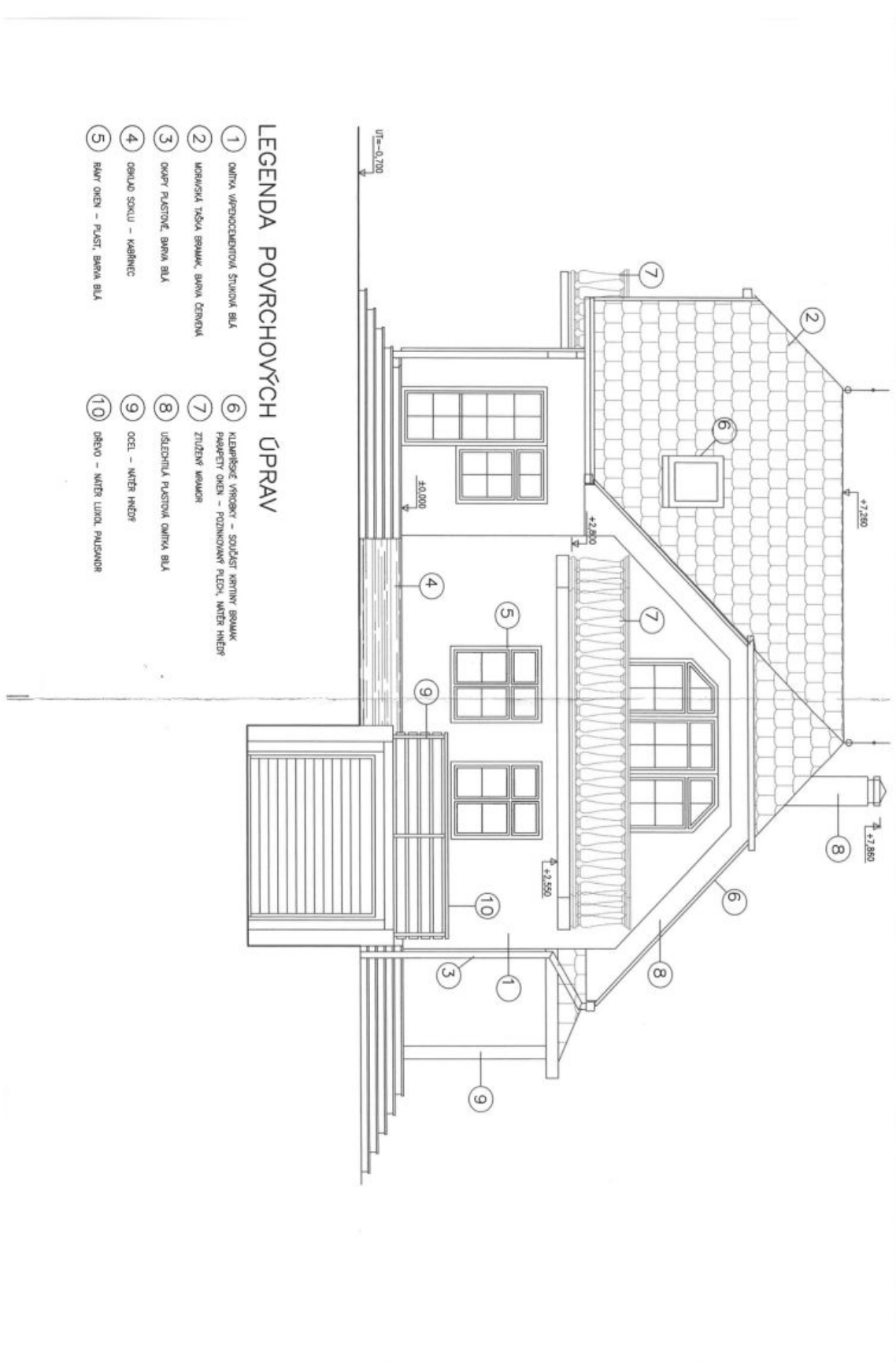




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LEGENDA POVRCHOVÝCH ÚPRAV

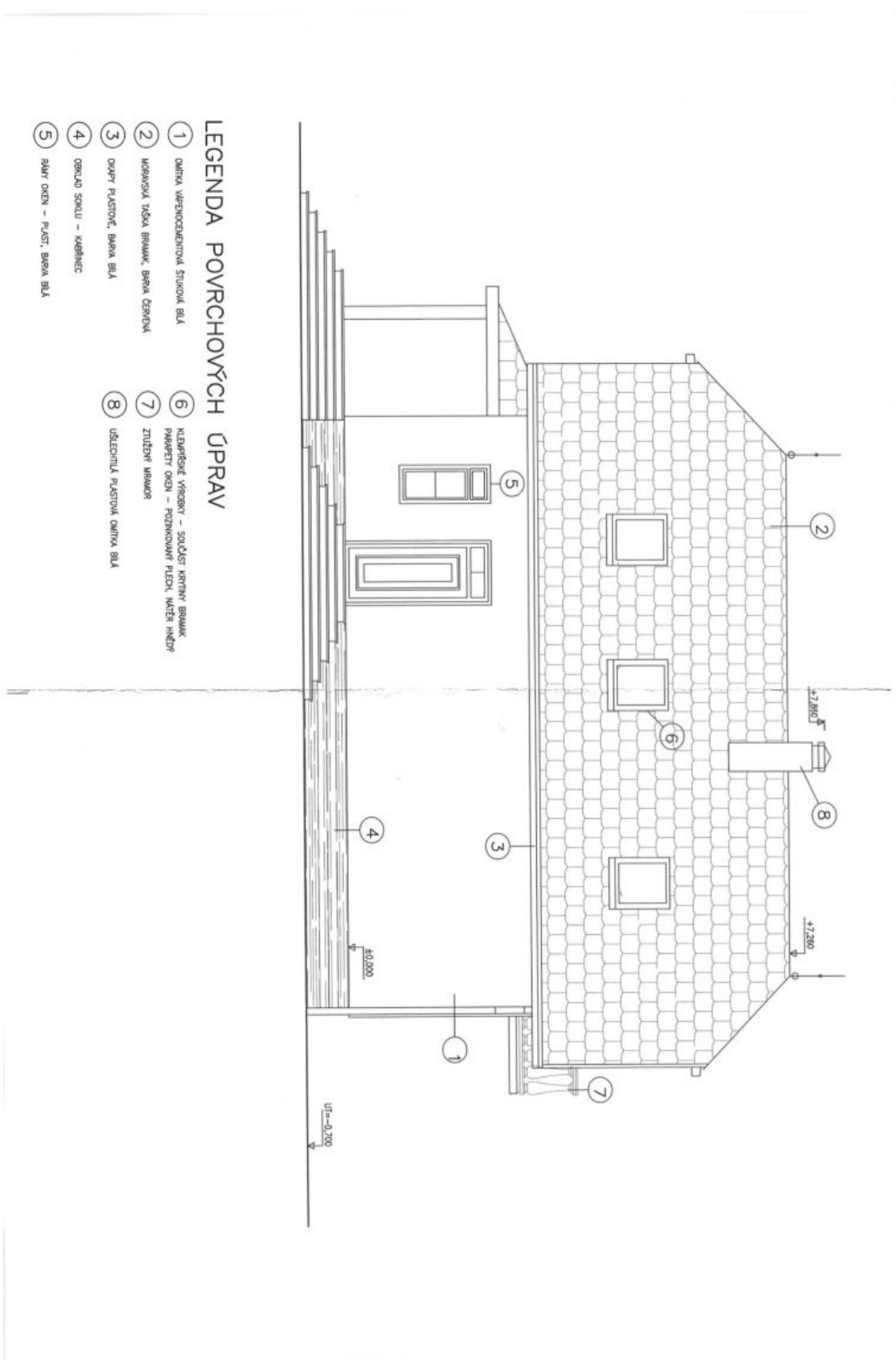
- ① OMLTA VĚROPODLEŽNOSTI STUOVKA BILÁ
- ② KUPAČSKÁ TAŠKA BRANIK, BARVA ČERNÁ
- ③ OKAPÍ PLASTOVÉ, BARVA BILÁ
- ④ OBRUBA SOKLU – KAMÍNEC
- ⑤ RÁMY OKEN – PLAST, BARVA BILÁ
- ⑥ KLEPÍŠKOVÉ VÝROBKY – SPOJKAČI KAMÍNY BRANIK, PÁPERVÉ OKNA – POZINKOVANÝ PLOCH, KAMÍR HNĚDÝ
- ⑦ ZIŽENÝ KAMÍR
- ⑧ UŠLECHTLÁ PLASTOVÁ OMLTA BILÁ
- ⑨ OCEĽ – KAMÍR HNĚDÝ
- ⑩ DŘEVO – KAMÍR LUXOL PALISANDR



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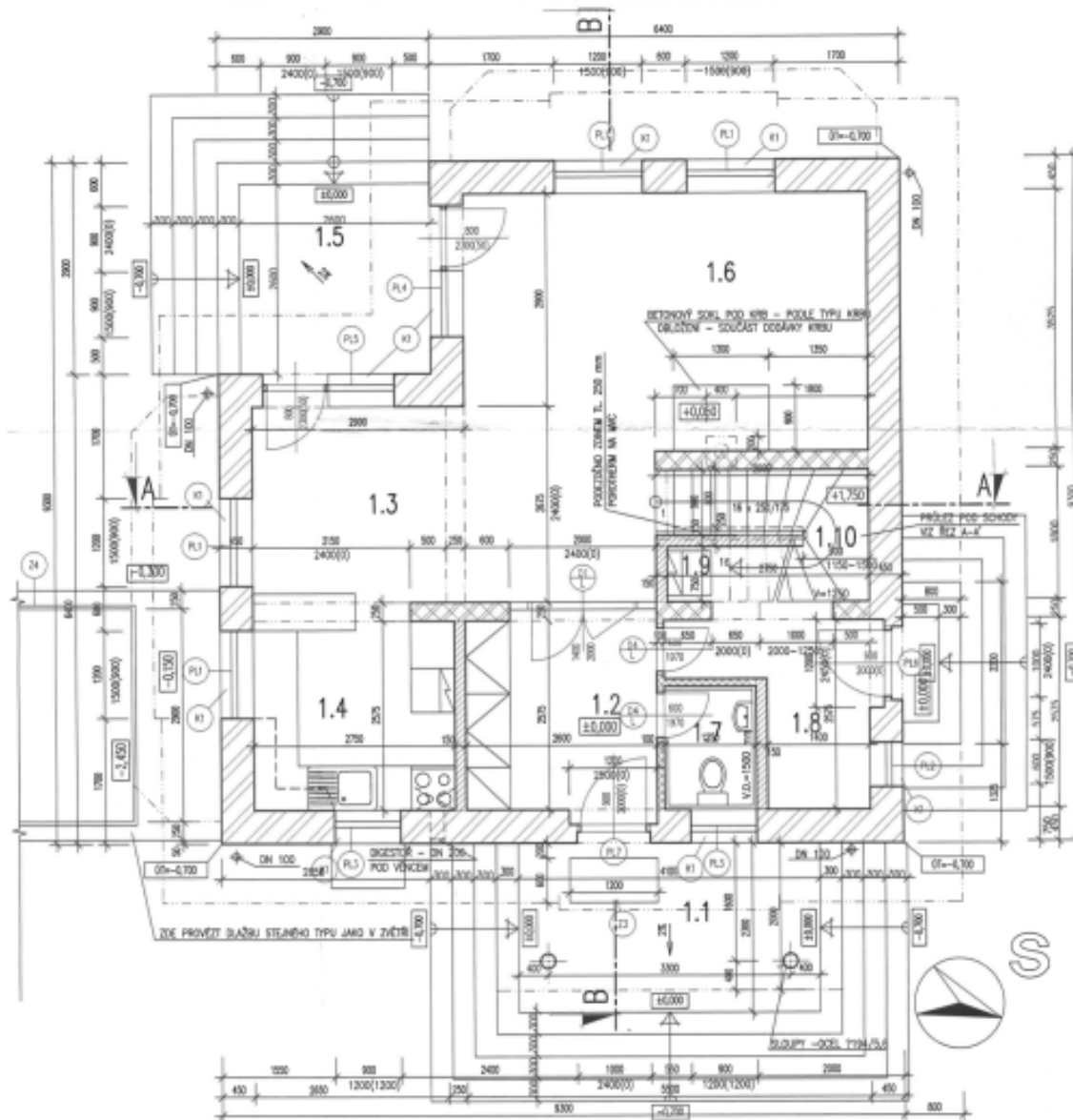




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TABULKA MÍSTNOSTÍ

ČÍSLO MÍST.	NÁZEV MÍSTNOSTI	PLOCHA (m ²)	POVrchY POKRYTÍ	SOKLY	POROKH STĚN A STRIPE	OKRSLDY
1.1	ZÁVĚR	8,2	KD	KS w=120mm	OH	-
1.2	HÁLA	6,7	KD	KS w=120mm	OH	-
1.3	JEDNÁ KCHT	7,8	KD	KS w=120mm	OH	-
1.4	KUCHYNĚ	7,8	KD	KS w=120mm	OH	KD NAD LNKOU
1.5	TERASA	8,4	KD-B	-	-	-
1.6	OBYTNÍ POKOJ	24,8	KOVANL	LSM KOVANL	OV	-
1.7	WC	1,6	KD	-	OV	KD w=1800mm
1.8	SLAB. ZÁHRAD. POTŘEB	5,2	KD	-	OV	-
1.9	PROSTOR POD SCHODY	3,5	KD	-	OV	-
1.10	SCHODIŠTĚ	4,2	OS	LSM UŠTĚ	OV	-

LEGENDA K TABULCE MÍSTNOSTÍ :

OV - OMIKLA VŘEPNĚ STUKOVĚ, Z PAŠKOVANĚ + MALBA PRĚKALZ
 KD - KERAMICKÁ BLAŽBA
 KD-V - KERAMICKÁ BLAŽBA VNĚJŠÍ - MRAZUVODNĚNĚ A PROTISKLIZNĚ
 KS - KERAMICKÝ SOKL
 BS - DRČENĚ STUPNĚ, POSTUPNĚNĚ NĚJŠÍ
 SKALBY POKRYTÍ VZ. REZY A-A K B-B

LEGENDA :

ZEMNĚ TL. 450 mm Z CHELMŮCH BLOKŮ PORČEREM PIS NA MV
 ZEMNĚ TL. 250 mm Z BLOKŮ PORČEREM PIS NA MČS
 PRŮVĚČNĚ ZEMNĚ TL. 150 mm Z CHEL. OF NA MČS
 PRŮVĚČNĚ ZEMNĚ TL. 150 mm Z CHEL. OBTŘVŮVCH PĚ-ČE (200x400) NA MV
 ±0,000=700 mm NAD UPRAVENÝM TERÉNEM



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