



## House Three-bedroom (4+1)

Sold

182 m<sup>2</sup>, Praha 10, Uhřetíněves





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Total area	182 m <sup>2</sup>
Plot	436 m <sup>2</sup>
Foot print	97 m <sup>2</sup>
Garden	339 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
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 Uhřetěves 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 **Uhřetěv 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 - Uhřetěves 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 m<sup>2</sup>, built-up area 97 m<sup>2</sup>, garden 339 m<sup>2</sup>, land 436 m<sup>2</sup>.

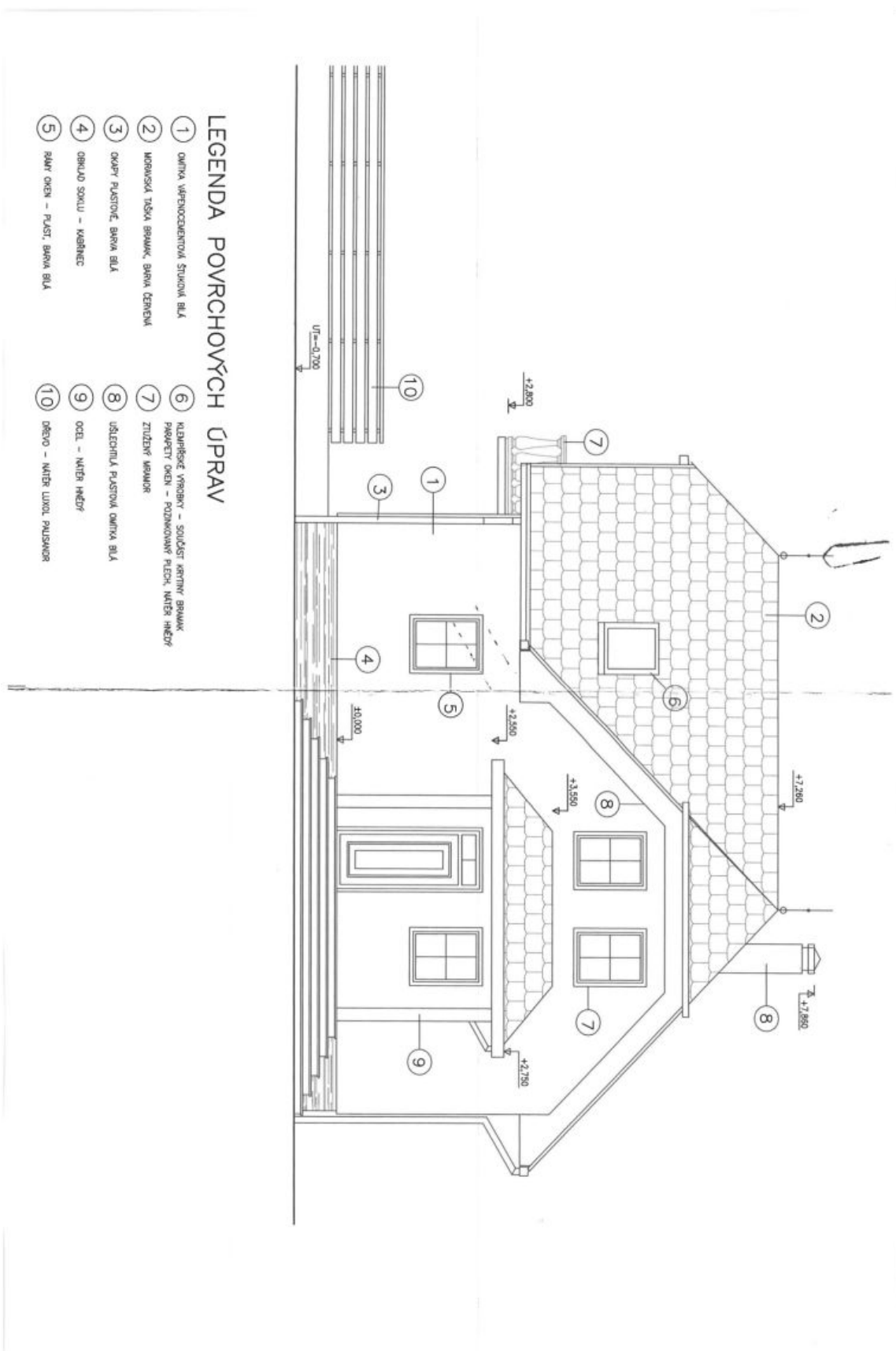
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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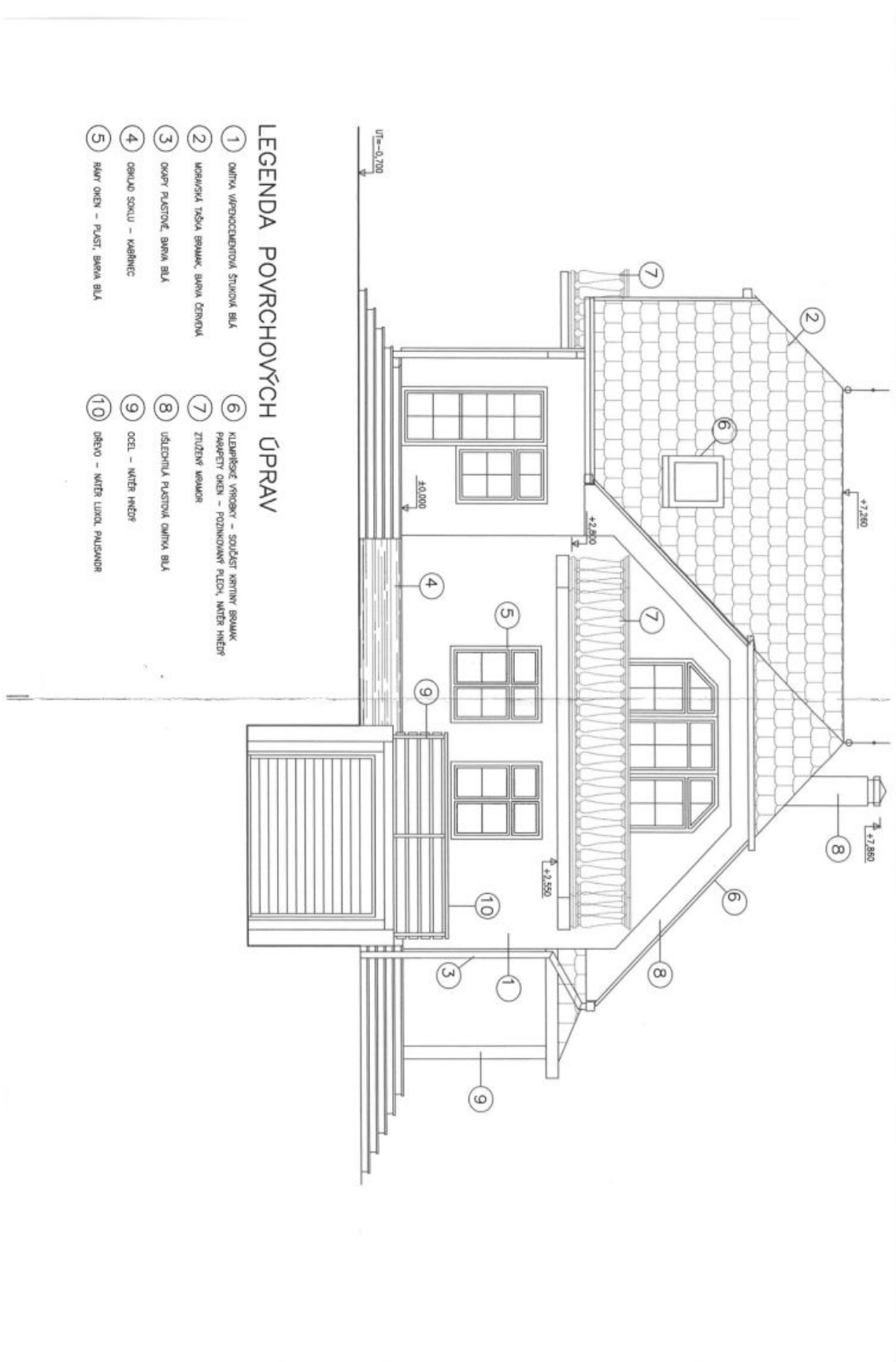




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## LEGENDA POVRCHOVÝCH ÚPRAV

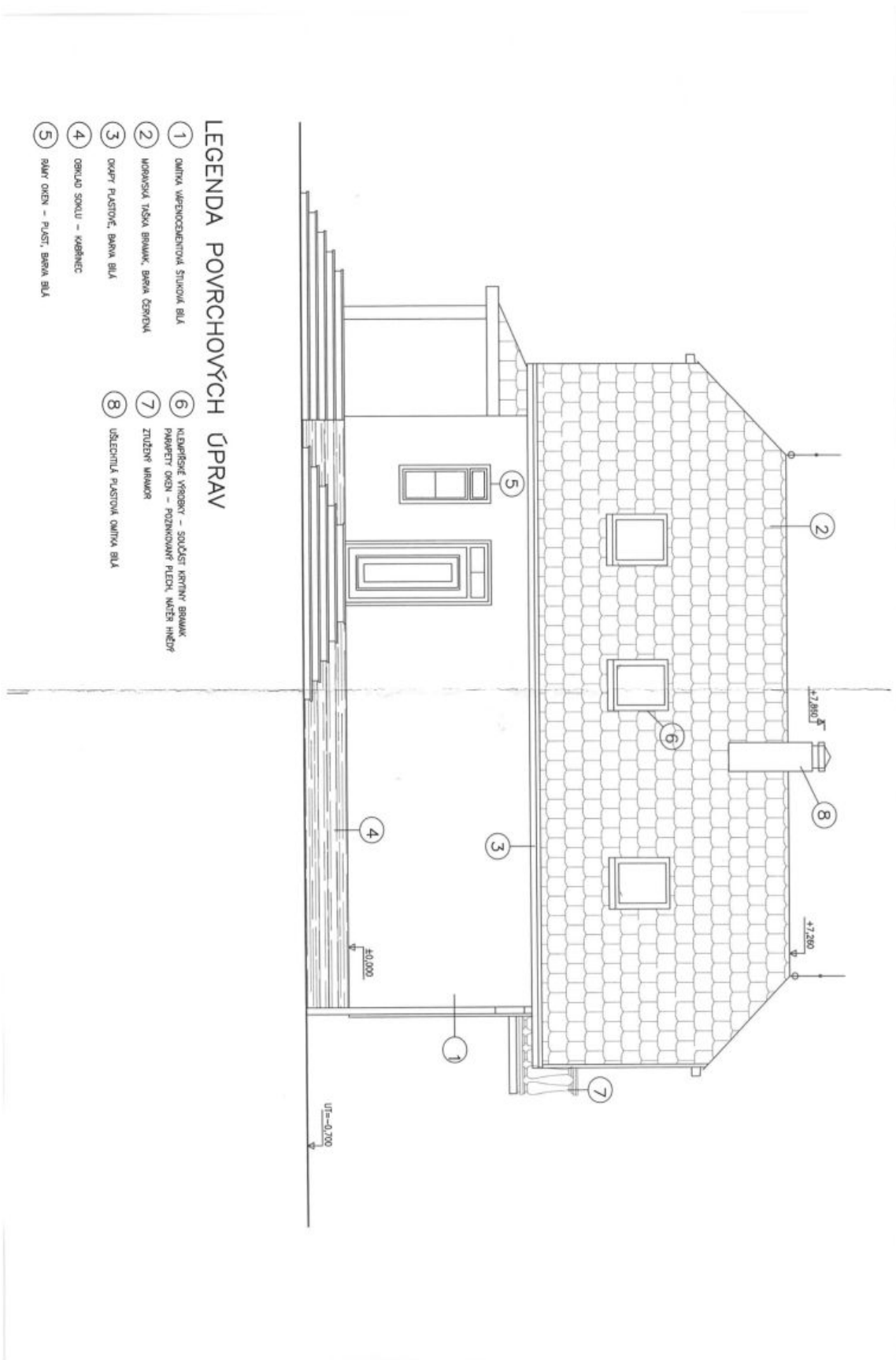
- ① OMLTA VĚROHOCEKENTOVÁ STUOVKA BILÁ
- ② KUPAČSKÁ TAŠKA BRANIK, BARVA ČERNÁ
- ③ OKAPÍ PLASTOVÉ, BARVA BILÁ
- ④ OBRUBO SOUKU - KAPKOTEC
- ⑤ RÁMY OKEN - PLAST, BARVA BILÁ
- ⑥ KLEPÍŠKOVÉ VÝROBKY - SPOJÁKŮ KŘÍŽNÝCH BRANIK, PÁPERVÝ OKEN - POZINKOVANÝ PLOCH, KATEŘ HLEBĚ
- ⑦ ZIŽENÝ KAPKOTEC
- ⑧ UŠLECHTLÁ PLASTOVÁ OMLTA BILÁ
- ⑨ OCEĽ - KATEŘ HLEBĚ
- ⑩ DŘEVO - KATEŘ LUKOL, PALISANDR



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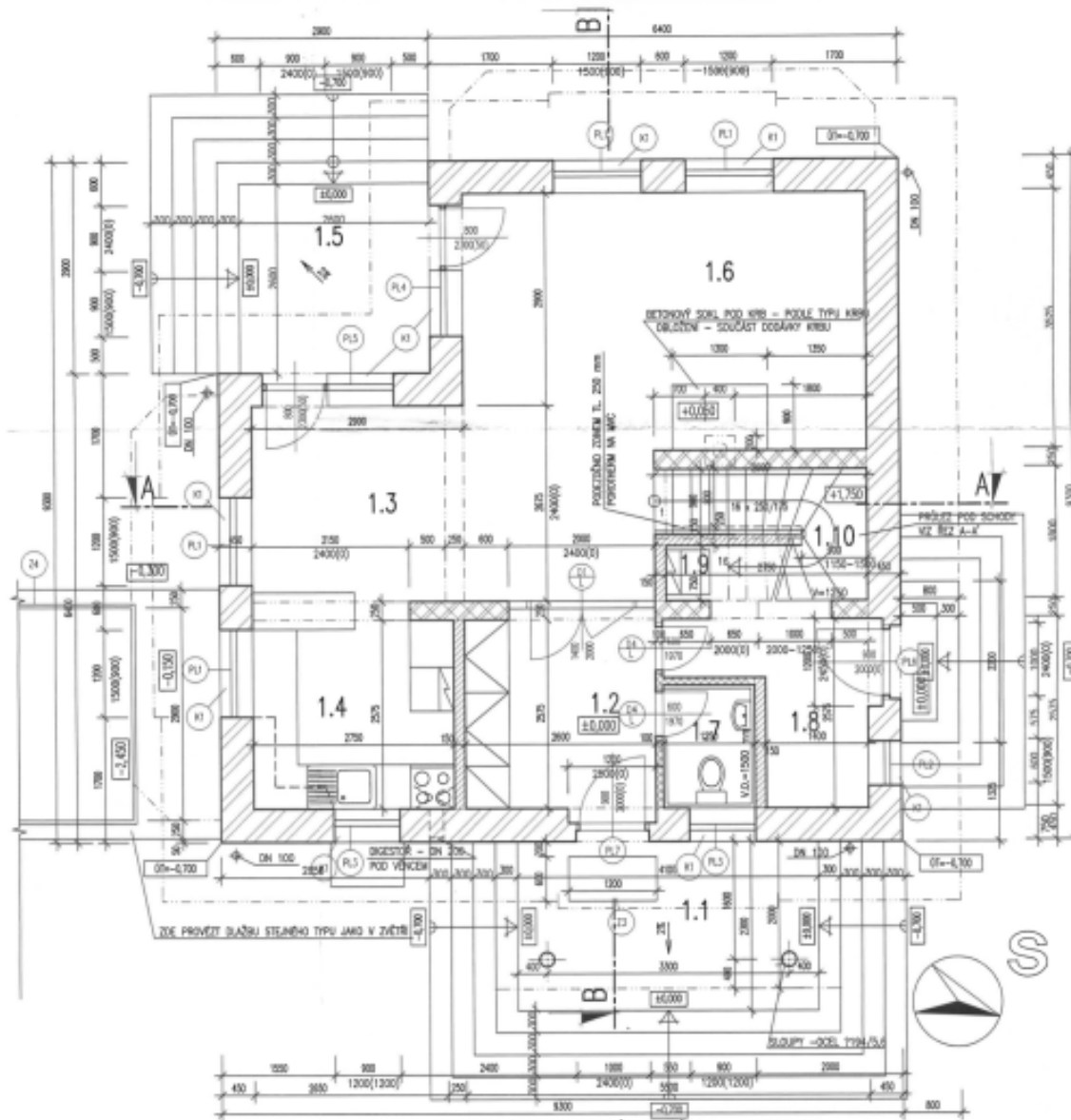




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TABULKA MÍSTNOSTÍ

ČÍSLO MÍST.	NÁZEV MÍSTNOSTI	PLOCHA (m <sup>2</sup> )	POVrchY POKRYTÍ	SOKLY	POROHY STĚN A STRIPE	OKLADY
1.1	ZÁVĚR	8,2	KD	K5 w=120mm	OH	-
1.2	KUCHĚ	6,7	KD	K5 w=120mm	OH	-
1.3	JEDLNA KUCH	7,8	KD	K5 w=120mm	OH	-
1.4	KUCHYŇE	7,8	KD	K5 w=120mm	OH	KD NAD LUKOU
1.5	TERRASA	8,4	KD-B	-	-	-
1.6	OBYTNÍ PROST.	24,8	KOVANL	LSM KOVANL	OV	-
1.7	WC	1,6	KD	-	OV	KD w=800mm
1.8	SPALN. ZÁHRAD. POKRSE	5,2	KD	-	OV	-
1.9	PROSTOR PŘI SCHODY	3,5	KD	-	OV	-
1.10	SCHODIŠTĚ	4,2	OS	LSM UŠTĚ	OV	-

LEGENDA K TABULCE MÍSTNOSTÍ :

OV - OBRUBA VŘEŠNÍ STAVBY, ŽV. PAŠKOVÁNÍ + MALBA PŘEKAZÍ  
 KD - KERAMICKÁ BLAŽNA  
 K5-V - KERAMICKÁ BLAŽNA VNĚJŠÍ - MRAZUVODNÁ A PROTISKLIVÁ  
 K5 - KERAMICKÝ OKLAD  
 K5 - KERAMICKÝ SOKL  
 OS - OBRUBENÉ STUPNĚ, POSTUPNĚ NADĚJ  
 SKALBY PŘIHLAŽ. K2 REZY A-A & B-B

LEGENDA :

ŽIVNO TL. 450 mm Z CHELMŮCH BLOKŮ POROČERN P10 NA MV  
 ŽIVNO TL. 250 mm Z BLOKŮ POROČERN P10 NA MČS  
 PŘÍHOVĚ ŽIVNO TL. 150 mm Z OHK, OF NA MČS  
 PŘÍHOVĚ ŽIVNO TL. 150 mm Z OHK, OBTŘIVÝCH P10-02 (200x400) NA MV  
 ±0,000=700 mm NAD UPRAVENÝM TERÉNEM



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