



## House Three-bedroom (4+kk)

Sold

195 m<sup>2</sup>, Prague 6, Nebušice, Na Malé Šárce





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Plot	449 m <sup>2</sup>
Foot print	114 m <sup>2</sup>
Garden	335 m <sup>2</sup>
Parking	Garage for 1 car
Garage	Yes
Cellar	Yes
PENB	E
Reference number	37845

This cozy family house (half of a semi-detached house) with a sauna, garage, and garden with a view of the Hlásek Forest is part of the Malá Šárka residential complex, which is directly connected to the international school complex. The prestigious district of Prague 6 Nebušice, surrounded by a nature park, is within perfect reach of the airport.

The ground floor consists of a spacious living room connected to the kitchen and garden, a toilet, and a hallway with access to the garage, behind which is a laundry room. In the attic, there are 3 bedrooms and 2 airy bathrooms with a window (one with bathtub, shower, and toilet, the other with a shower and toilet). The house has a basement with a sauna, bathroom, toilet, dressing room, 2 large rooms suitable as a fitness or game room, 2 closets, and a utility room. There is also a spacious attic.

Facilities include **wooden windows with shutters**, wooded stairs, newly painted **parquet** floors in the living room, tiles in the kitchen and bathrooms, laminate floors in the bedrooms, **underfloor heating** in the bathrooms, and a **preparation for a fireplace**. The garden, lined with **grown trees**, has a **garden house**. Built in 2000, the residential complex is guarded by a **security service**. The house has been partially reconstructed (in 2014), which resulted in refurbished bathrooms, the facade was painted, the roof insulation was strengthened, and the gas boiler was replaced.

The location is sought-after not only by expats and offers a whole range of services, nature, and the airport within easy reach. The **ISP school** providing pre-school, elementary, and secondary education is a 4-minute walk away, and there is also a supermarket, a state elementary and nursery school, or several restaurants in the area. Transport connections are provided by buses, the ride to the Bořislavka metro station takes about 5 minutes. The airport is less than 15 minutes away by car. Directly from the house, you can reach on foot or by bike one of the many trails that pass through a large nature park, which includes the **Divoká Šárka Nature Reserve**.

Useable area 195.13 m<sup>2</sup> (of which 112.85 m<sup>2</sup> interior on the 1st and 2nd floor, 66.13 m<sup>2</sup> basement (residential) space, 16.15 m<sup>2</sup> garage), built-up area 114 m<sup>2</sup>, garden 335 m<sup>2</sup>, land 449 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.

