



## House Four-bedroom (5+kk)

Sold

129 m<sup>2</sup>, Kladno, Hřebeč





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Plot	400 m <sup>2</sup>
Foot print	121 m <sup>2</sup>
Garden	279 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	B
Reference number	39185

This newly built energy-efficient brick 4-bedroom family house (half of a semi-detached house) with a garage and a sunny southeastern garden stands in a new residential area of the Hřebeč village near Kladno, just a 15-minute drive from the outskirts of Prague.

On the ground floor, there is a living room connected to the **garden terrace**, a kitchen, a study/guest room, a small bathroom with a connection to a washer and dryer, a hall, and a vestibule. Upstairs are 3 bedrooms, a central bathroom, and a large **walk-in closet**. The attic provides storage space.

The final approval of the house was received in 2019. Facilities include plastic windows with insulated triple-glazed panes and **exterior blinds**, and laminate floors throughout the house (except for the pantry and garage) with **underfloor heating**. The heat source is a Protherm gas condensing boiler (with a DHW tank). **Air-conditioning** ensures a comfortable temperature even on hot days. The entrance door has a security three-point lock. **Sapeli** interior doors. KM Beta roofing with concrete tiles. Easy parking is provided by a **garage**, from where the entrance leads through the shed to the garden.

Not far from the house is a new playground and a kindergarten and elementary school are within a 10-minute walk. There is a grocery store, a health center, and a post office in the village; other civic amenities are in neighboring Kladno. The location has excellent and **convenient access to Prague**; the drive to the nearest P+R parking lot takes about 15 minutes. It is possible to reach the Nádraží Veleslavín metro station by suburban bus. From the village, it is easy to get to the D6 and D7 highways.

Interior 129.19 m<sup>2</sup>, garage 27.63 m<sup>2</sup>, garden 279 m<sup>2</sup>, land 400 m<sup>2</sup>.

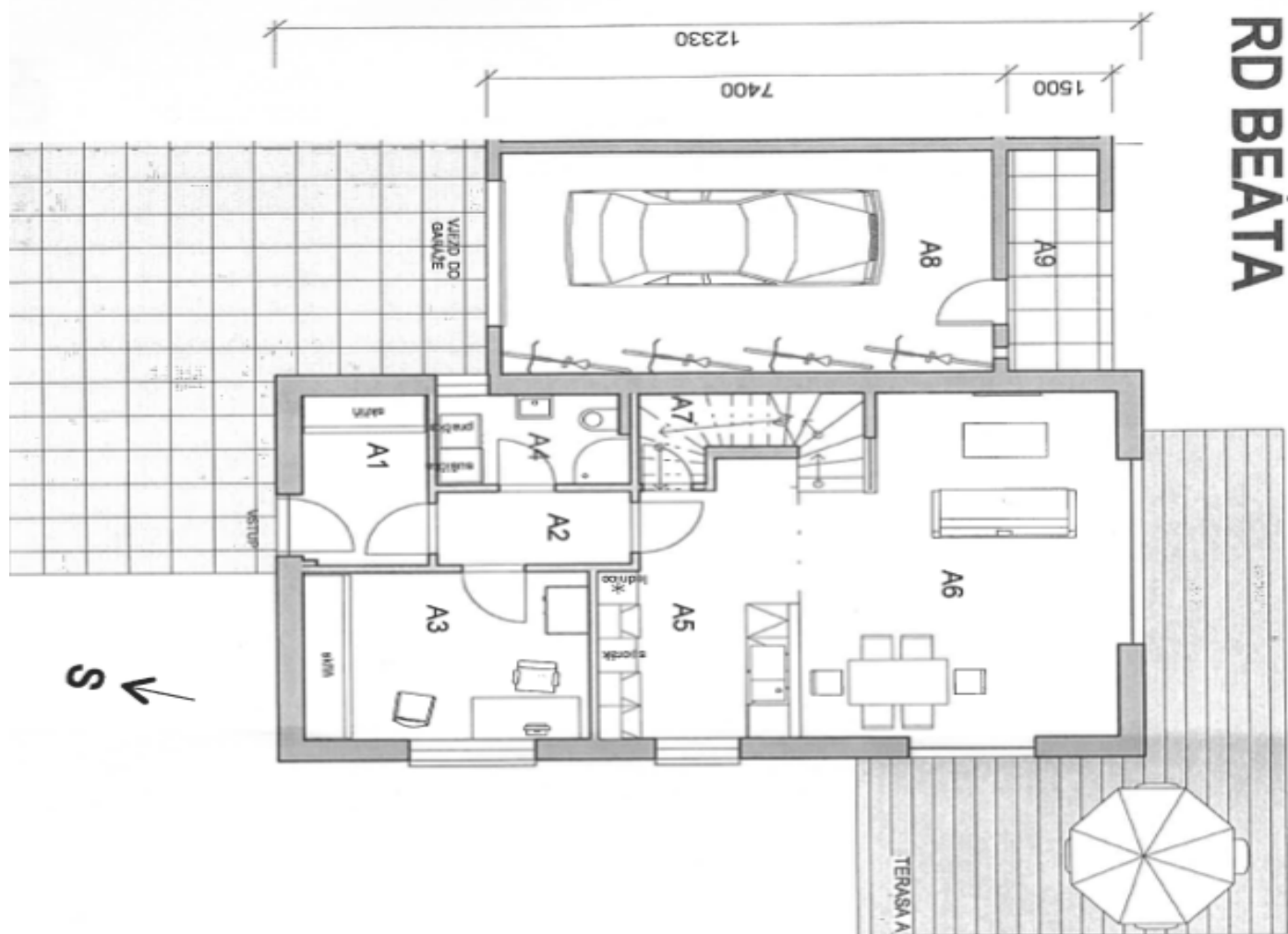
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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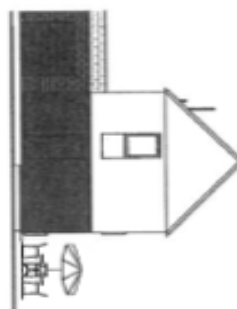
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RD BEÁTA

DŮM A - PŘÍZEMÍ



POHLED Z ULICE

Číslo	Název	Plocha
A1	ZADVERÍ	5,4 m <sup>2</sup>
A2	PŘEDSÍŇ	3,6 m <sup>2</sup>
A3	PRACOVNA	12,2 m <sup>2</sup>
A4	MALÁ KOUPELNA	4,3 m <sup>2</sup>
A5	KUCHYNĚ	12,1 m <sup>2</sup>
A6	OBÝVACÍ POKOJ	26,0 m <sup>2</sup>
A7	KOMORA	3,7 m <sup>2</sup>
A8	GARÁŽ	27,6 m <sup>2</sup>
A9	PŘÍSTŘEŠEK	5,7 m <sup>2</sup>
Celkový součet:		100,5 m <sup>2</sup>



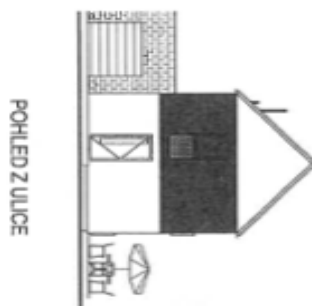
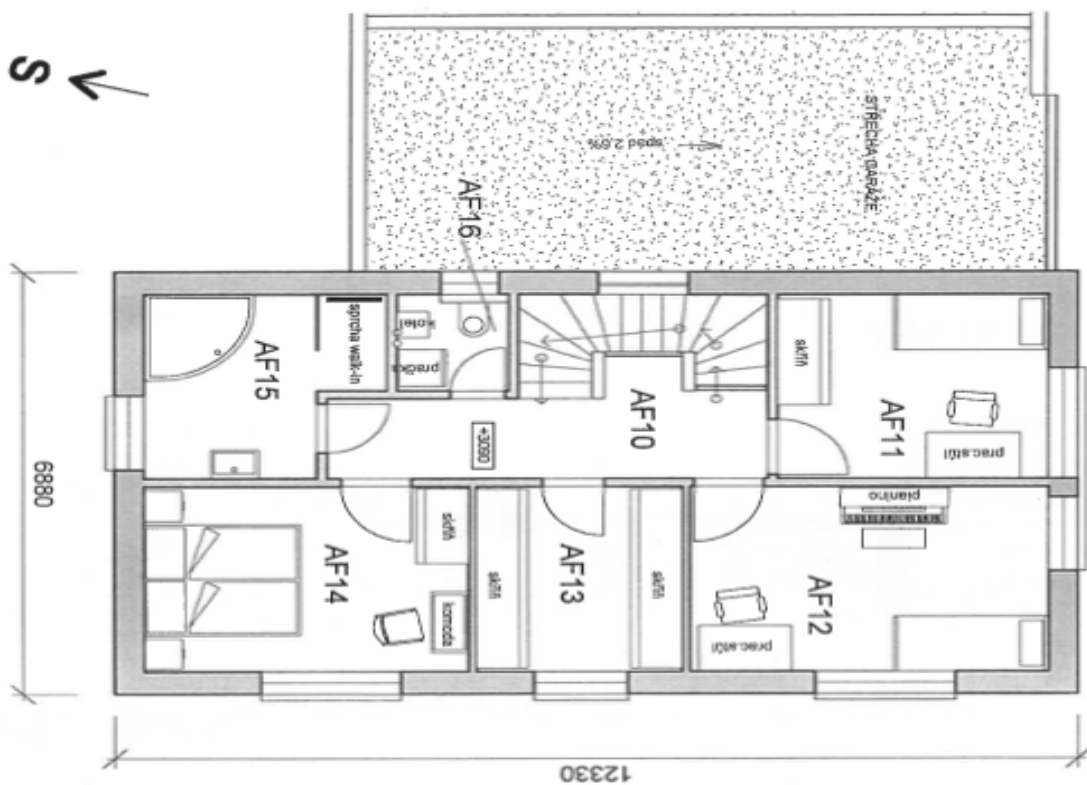
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RD BEÁTA

DŮM A - 1.PATRO



Číslo	Název	Plocha
AF10	HALA A SCHODY	12 m <sup>2</sup>
AF11	POKOUJ 1	10 m <sup>2</sup>
AF12	POKOUJ 2	14 m <sup>2</sup>
AF13	ŠATNA	8 m <sup>2</sup>
AF14	POKOUJ 3	13 m <sup>2</sup>
AF15	KOUPELNA	8 m <sup>2</sup>
AF16	WC	2 m <sup>2</sup>
Celkový součet:		67 m <sup>2</sup>