



## House Six-bedroom (7+1)

€ 1 568 669 | CZK 37 350 000

292 m<sup>2</sup>, Prague 5, Velká Chuchle





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Usable area	292 m <sup>2</sup>
Plot	773 m <sup>2</sup>
Foot print	232 m <sup>2</sup>
Floor area	220 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Service price	Ask for price
PENB	C
Reference number	40699

**This new timeless villa with a light and airy interior is part of a new residential area located in a very quiet and green place right next to the Radotínsko-Chuchelské Grove.**

The layout of the entry level consists of an open space future living room, dining area, and kitchen, from where it is possible to enter **two terraces**. There is also 1 bedroom, a staircase hall with space for a dressing room, a bathroom (with a toilet and shower), a vestibule, and a **garage** with direct access to the house, a utility room, and a storage room. On the first floor is a living room with a kitchen, 3 bedrooms and 2 bathrooms, and on the highest level is a study/children's room.

The energy-efficient building will be handed over in a state of white walls. Windows, entrance doors, and the HS portal (sliding door) are aluminum with insulated triple-glazed glass, **Swiss warm non-metallic inner glazing frames, and triple sealing**. The **underfloor heating** is connected to a **heat pump**, which can also be used for **cooling** on warm days. There is parking for **2 cars** in the garage; another parking space is on the paved area in front of the garage.

**The pleasant place** is surrounded by a **natural park**, within a short driving distance of complete services. A kindergarten and elementary school are 5 minutes away by car; transport connections are also provided by buses that can take you to the Chuchelské railway station or the Smíchovské nádraží metro station.

Usable area 292.4 m<sup>2</sup>, built-up area 231.6 m<sup>2</sup>, garden 541.4 m<sup>2</sup>, plot 773 m<sup>2</sup>.

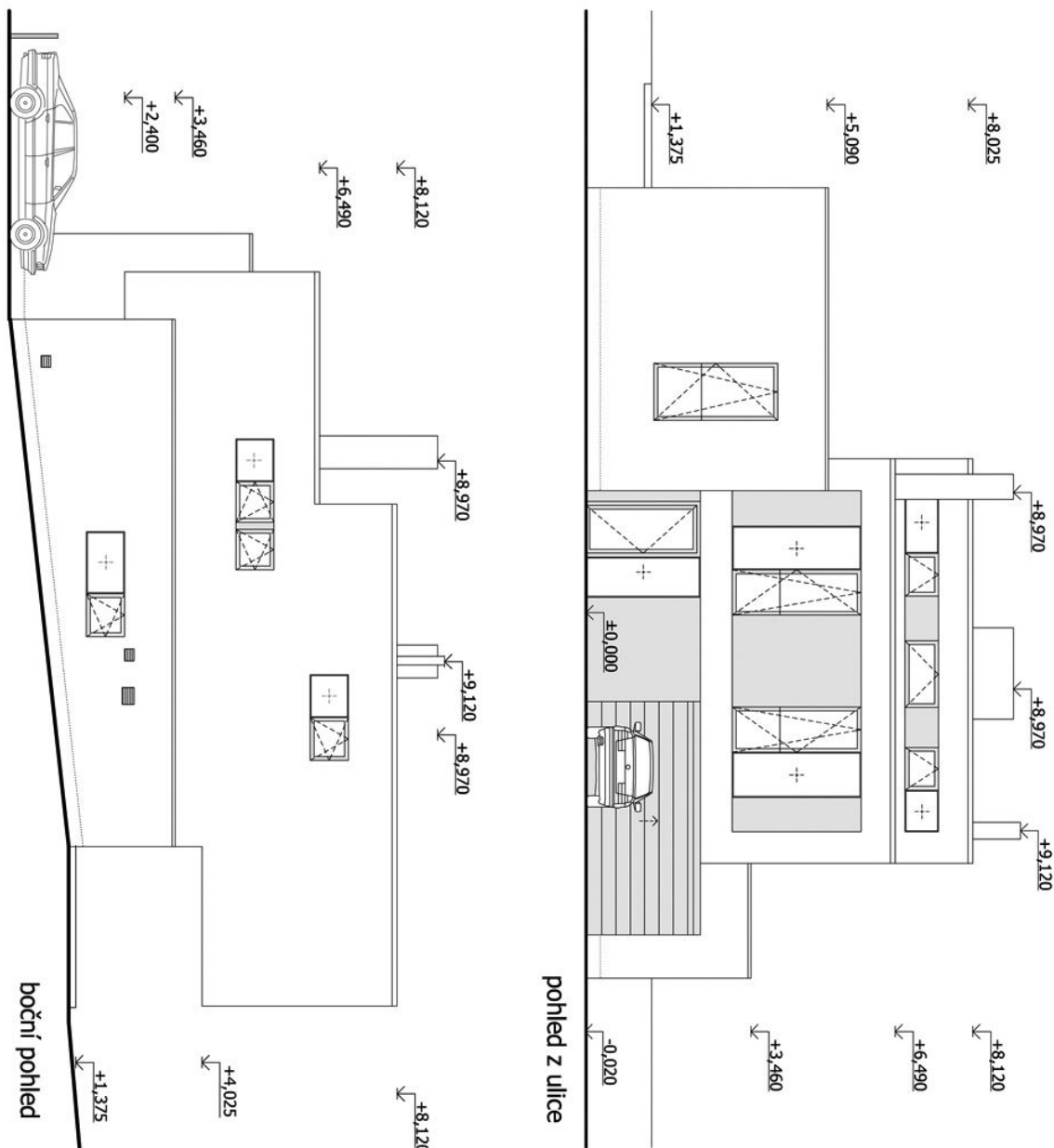
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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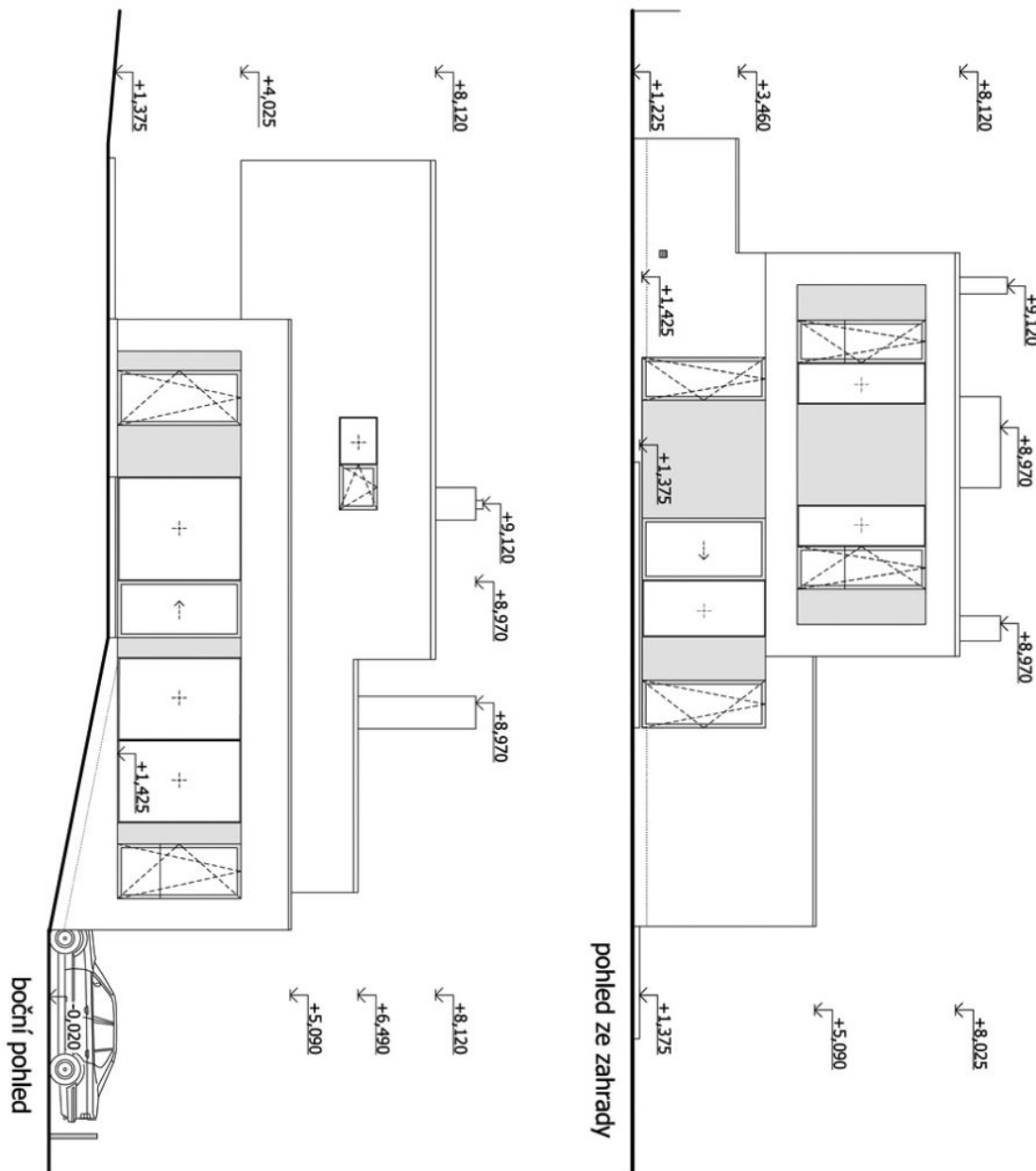


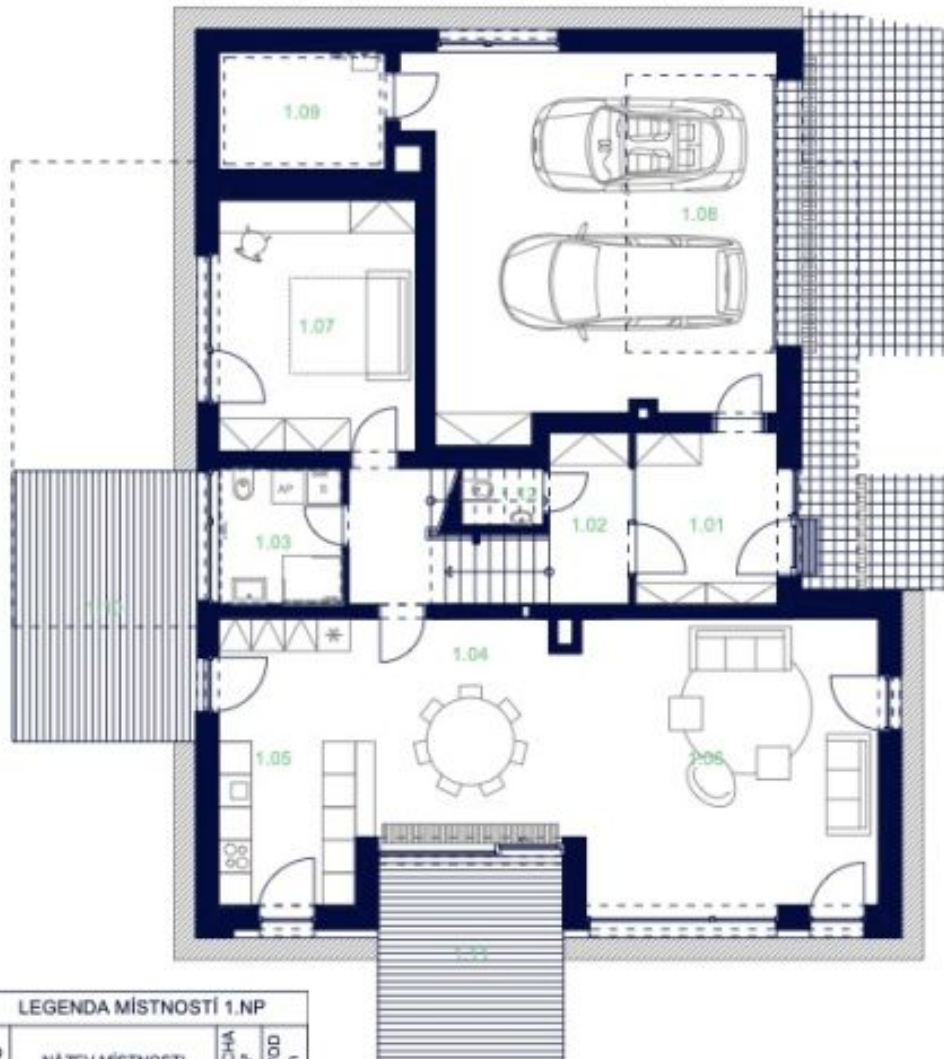


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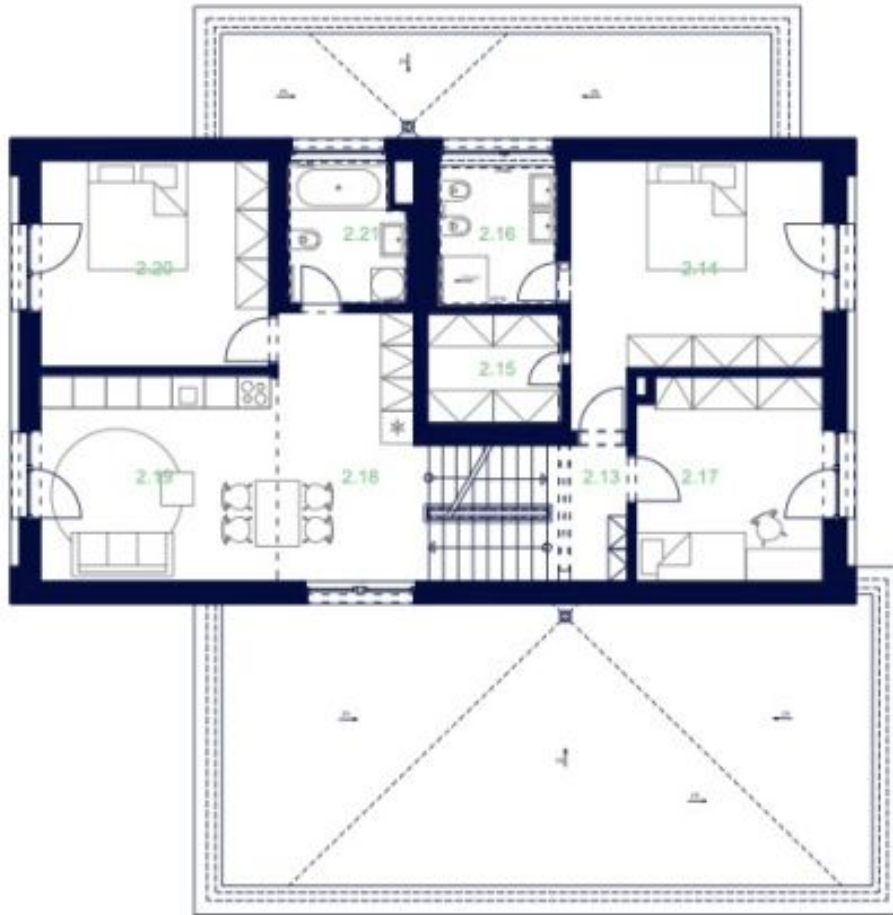
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LEGENDA MÍSTNOSTÍ 1.NP			
ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA	
		m <sup>2</sup>	m
1.01	ZÁDVEŘÍ / VSTUP	8.5	12.0
1.02	HALA S SCHODIŠTĚM	11.6	17.9
1.03	KOUPELNA / PRÁNÍ	5.6	9.4
1.04	JÍDELNA	16.1	16.6
1.05	KUCHYŇ	15.1	17.0
1.06	OBÝVACÍ POKOJ	28.2	23.2
1.07	PRACOVNA/POKOJ HOST	16.8	16.6
1.08	GARÁŽ	43.2	29.9
1.09	TECHNICKÁ MÍSTNOST	6.7	10.7
1.10	TERASA 1	16.6	16.6
1.11	TERASA 2	12.9	14.6
1.12	WC	1.60	5.1

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LEGENDA MÍSTNOSTÍ 2.NP			
ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA	
		m <sup>2</sup>	OBVOD m
2.13	SCHODIŠTĚ	9.4	13.1
2.14	LOŽNICE	19.4	20.4
2.15	ŠATNA	4.9	8.9
co	KOUPELNA 1	5.5	9.4
2.17	POKOJ 1	9.4	14.8
2.18	CHODBA	12.1	16.2
2.19	POKOJ 2	16.0	16.2
2.20	POKOJ 3	16.0	16.2
2.21	KOUPELNA 2	5.4	9.6
2.22	PRACOVNA	11.4	14.9

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ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLŮCHA m <sup>2</sup>	OBVOD m
2.22	PRACOVNA	11.4	14.9