



House Five-bedroom (6+kk)

Sold

185 m², Praha 5, Jinonice





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Total area	185 m ²
Plot	110 m ²
Foot print	86 m ²
Garden	24 m ²
Floor area	178 m ²
Terrace	7 m ²
Parking	Garage with direct access to the house
Garage	Yes
Cellar	-
PENB	B
Reference number	40904

This newly completed corner terraced house with a terrace and 2 parking spaces is sensitively set in the older, quiet residential part of Jinonice, a place with a strong genius loci that is just a few minutes' walk from the Jinonice metro station and a short walk from the Prokopské and Dalejské údolí nature park.

On the ground floor, there is a living room with a preparation for a kitchen, a hallway, a toilet, and a **cloakroom** leading to the **garage**. Upstairs are 2 bedrooms, a study, a bathroom, and a utility room with a connection for a washer and dryer. The attic is configured as a parents' suite with a bedroom, **large walk-in closet**, which can be used like a bedroom, study, and bathroom.

Built in a timeless style, the brick house has a contact thermal insulation system with brick strips. Windows with **triple-glazed panes** are **wooden** as are the glued three-layer floors. Entrance doors with security fittings are wooden lacquered. **Underfloor heating** connected to a gas condensing boiler throughout; heated towel rails in the fully equipped bathrooms. The surface of the terrace is made of smooth planks. You can park in the **garage**.

In a very pleasant location with an impressive mix of preserved historical buildings in a modern arrangement. The neighboring building is also undergoing a complete reconstruction. A place ideal for **family living**, right next to the Waldorf school, within walking distance of the Jinonice metro station, a state kindergarten and elementary school, supermarkets and other shops, restaurants, sports grounds, and the **Prokop Valley**. Thanks to the area's long history of settlement, it has a strong genius loci. The oldest local buildings are the **St. Lawrence Church** from the 11th century and a **wooden bell tower**.

Interior of the house is 157.8 m², terrace 7.1 m², garage 20,3 m², built-up area 86.3 m², land 109.8 m².

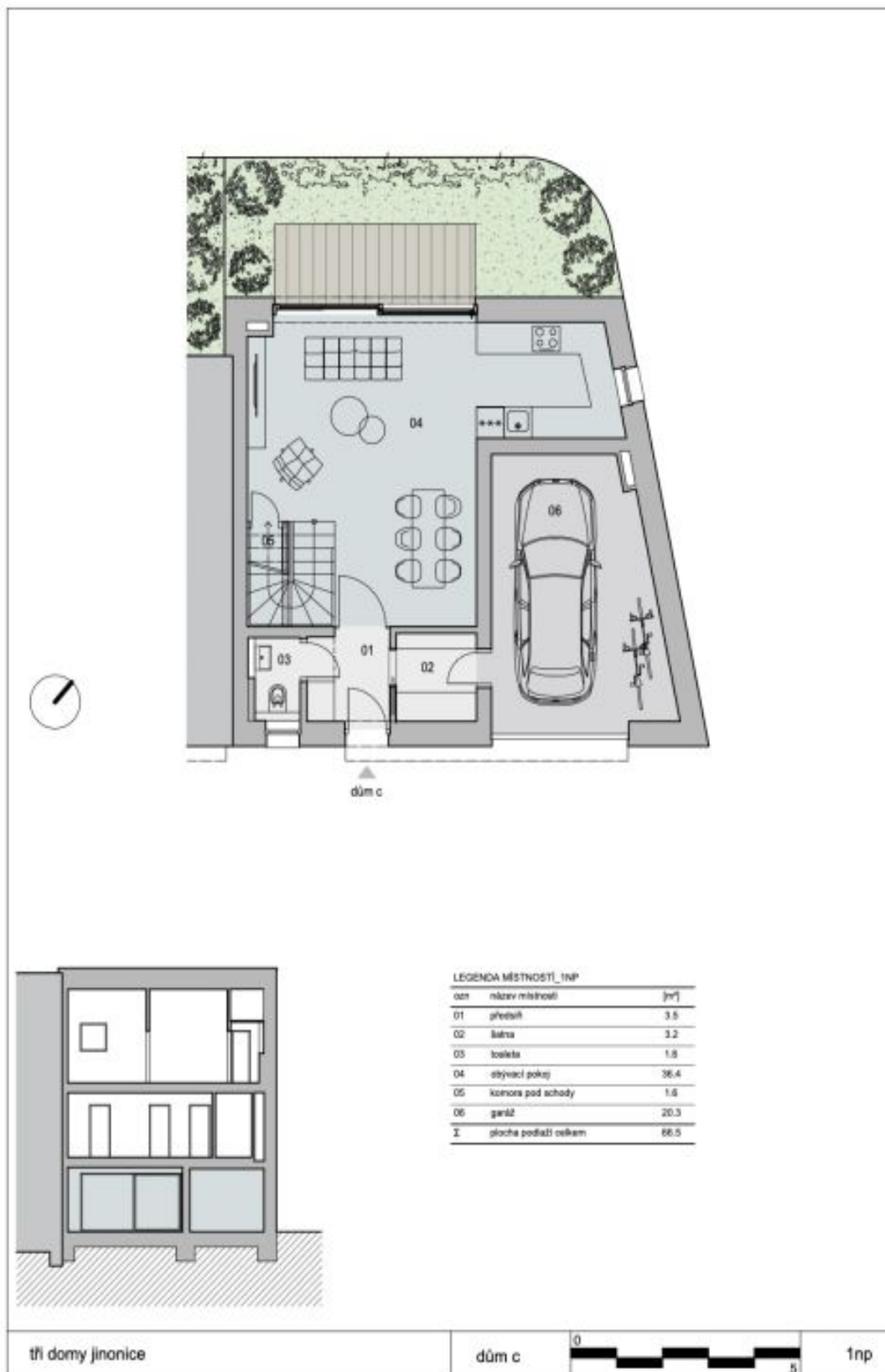
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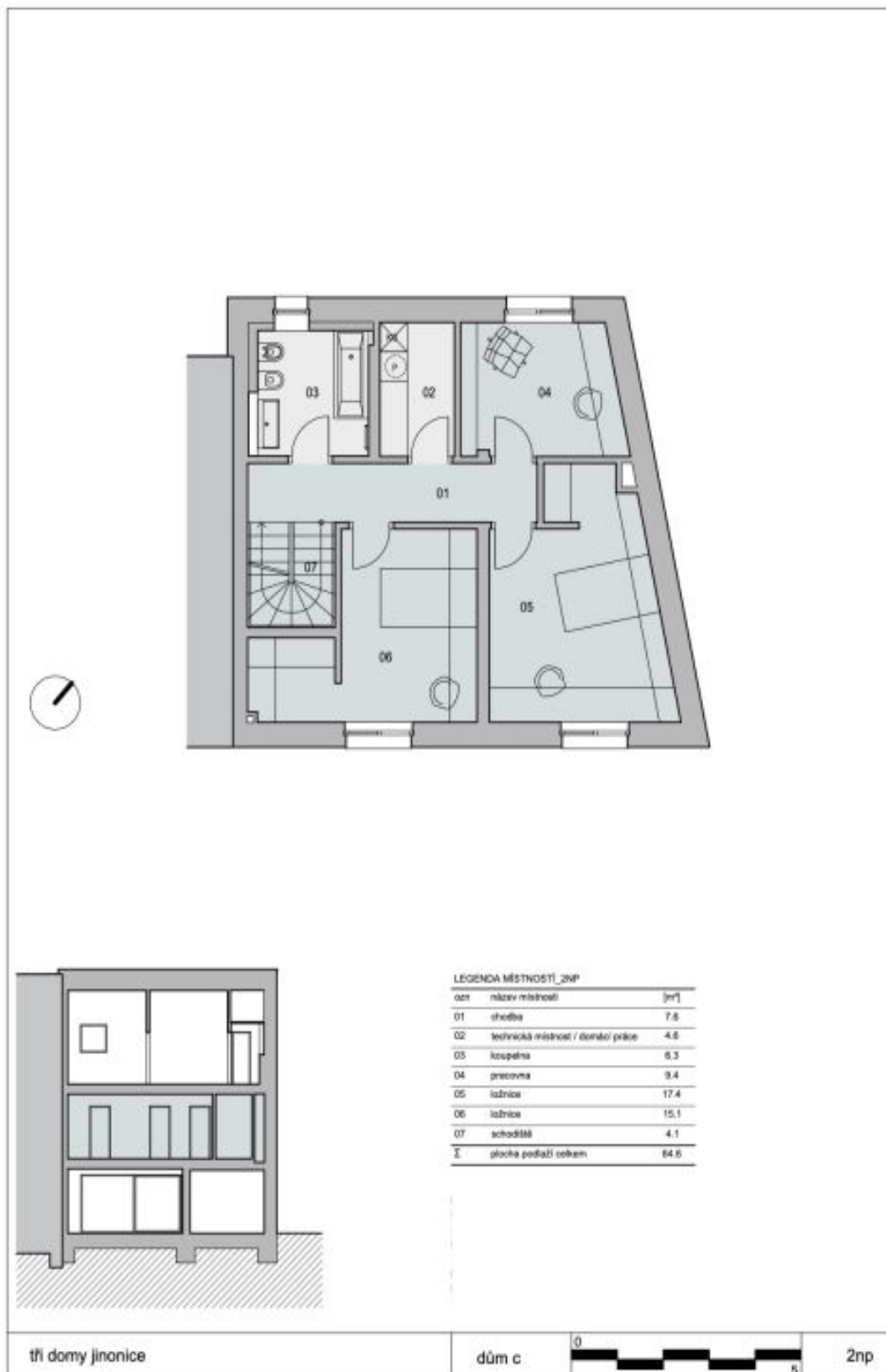




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