



## House Five-bedroom (6+kk)

Sold

245 m<sup>2</sup>, Praha-západ, Horoměřice, Habrová





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Total area	245 m <sup>2</sup>
Plot	446 m <sup>2</sup>
Foot print	108 m <sup>2</sup>
Garden	338 m <sup>2</sup>
Floor area	243 m <sup>2</sup>
Terrace	3 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41307

This half of a semi-detached house with a garage from 2011 surrounded by a flat garden lined with a hedge stands on the edge of a residential area of Horoměřice. The village is strategically located on the outskirts of Prague, close to the airport, the ISP International School, the Prague 6 district, and several nature parks.

The main feature of the ground floor is an open plan living room with a kitchen, dining area, **bay window**, **wood burning fireplace**, and access to the **terrace and garden**. This floor also has a bathroom, a separate toilet, a closet, and a laundry room. Upstairs is the master bedroom with an en-suite bathroom, another 3 bedrooms, a central bathroom, and a staircase. The semi-basement offers a common room, utility facilities, and access to the **garage**.

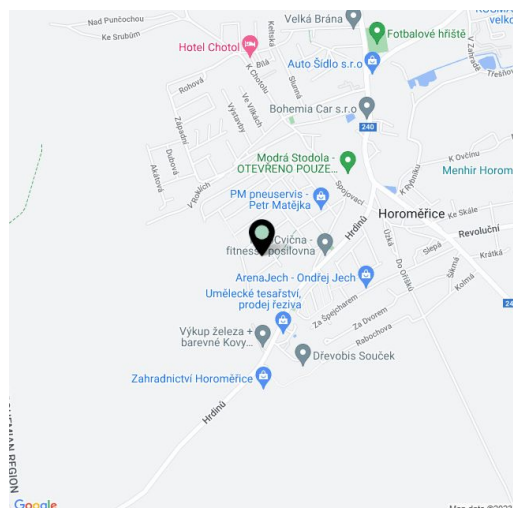
Facilities include laminate floors, plastic windows with interior blinds, **veneered interior doors**, and a security system with an alarm. Heating is by a Buderus gas boiler.

The village has basic civic amenities, such as a kindergarten and elementary school, a supermarket and other shops, several restaurants, a pharmacy, and sports grounds. Other services, including an **English kindergarten** or the **International School of Prague**, are a short drive away. Transport connections are provided by buses, and the ride to the Bořislavka metro station takes less than 10 minutes. The surrounding area offers a number of hiking destinations, whether in **Divoká Šárka**, the **Housle** Natural Monument, the Únětice Creek Valley Nature Reserve, or to the **viewpoint** overlooking the Vltava River Valley.

The property is approved as a residential unit in a family house with two units. The photos are from the other identical half of the house.

Usable area 245.43 m<sup>2</sup> of which is interior 216.12 m<sup>2</sup>, 2.93 m<sup>2</sup> terrace and 26.38 m<sup>2</sup> garage, built-up area 108 m<sup>2</sup>, garden 338 m<sup>2</sup>, land 446 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.

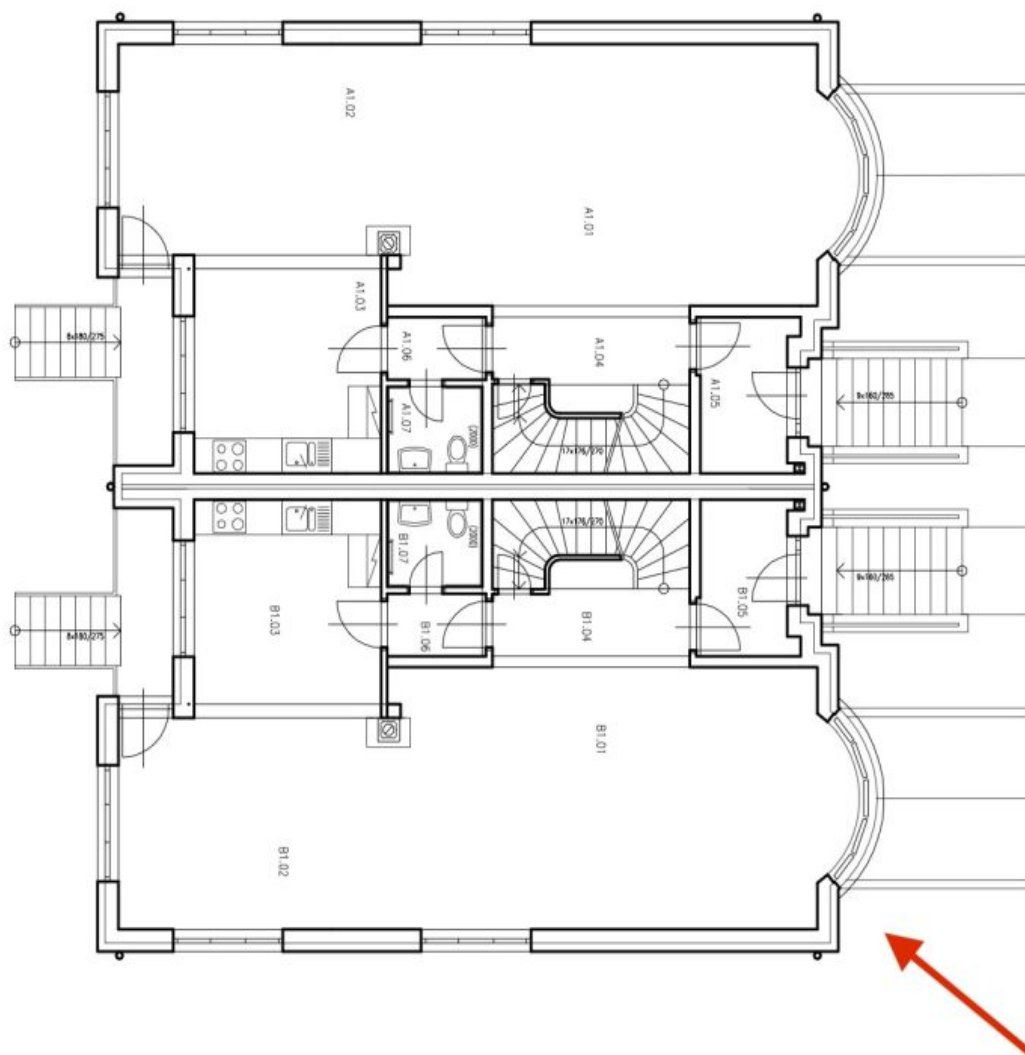




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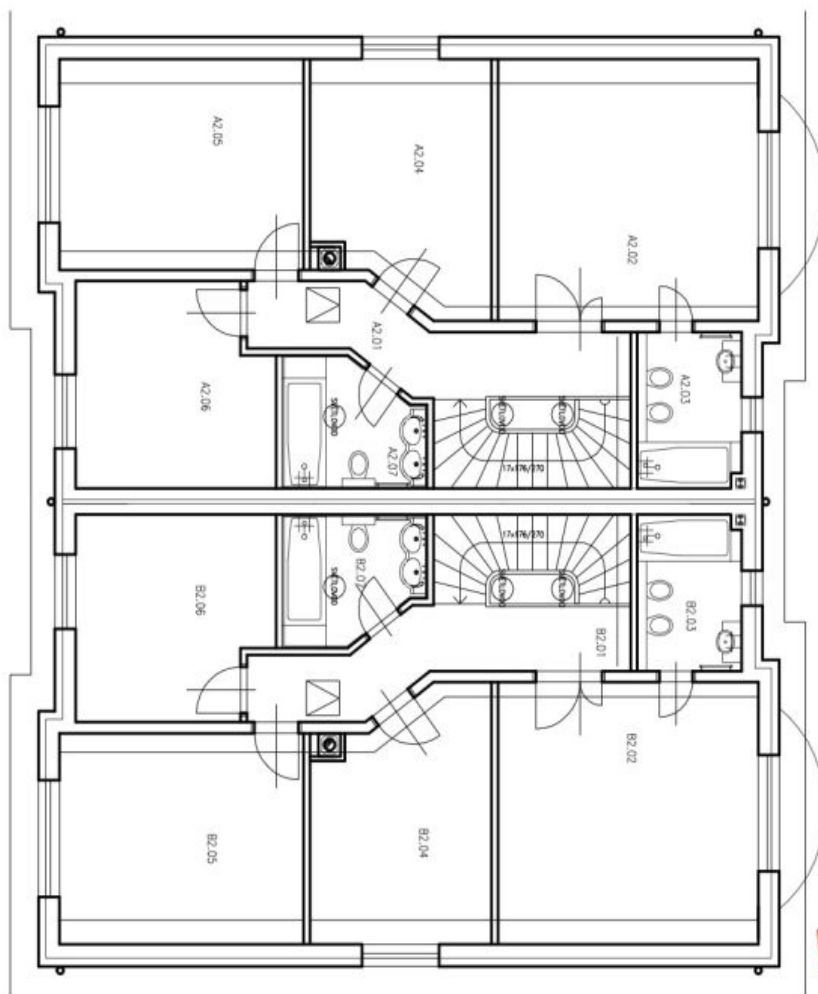
PRÍZEMÍ



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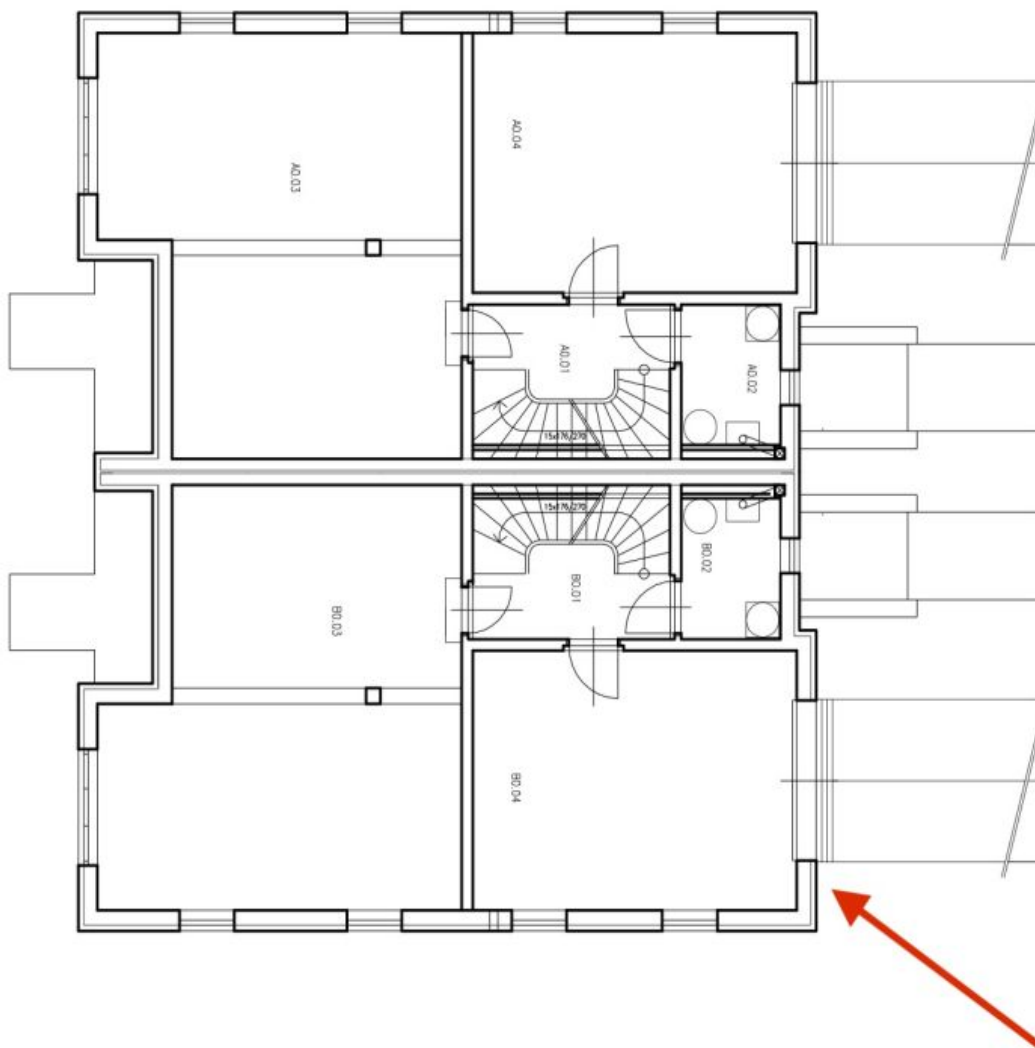
"1. PATRO"



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Sold



"SUTERÉN"