svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Three-bedroom (4+kk)

Sold

122 m², Prague 5, Slivenec, Za Farou

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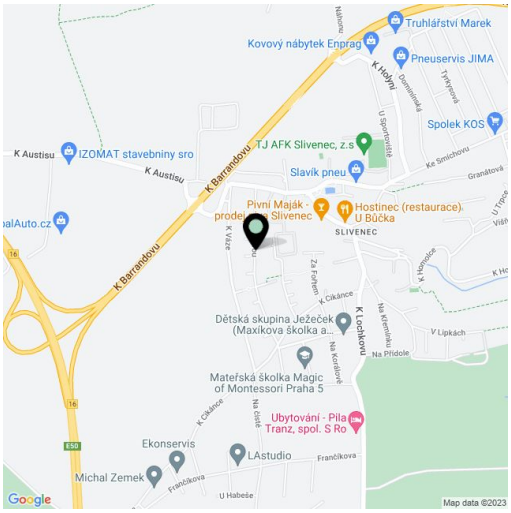
Plot	201 m²
Foot print	79 m²
Garden	122 m²
Parking	Garage + outdoor space
Garage	Yes
Cellar	-
PENB	D
Reference number	42461



This terraced family house with a landscaped flat garden is located in the popular residential area of Prague 5 - Slivenec, in a place with quick access to the Prague Ring Road and close to the Radotín-Chuchelský Háj Nature Park and the Prokopské and Dalejské valleys.

The ground floor consists of a living room with a kitchen and access to the **garden,** a bathroom (with a shower and toilet), a utility room, and a hallway. The attic consists of 3 bedrooms, a bathroom with a bathtub, a closet, and a storage attic space.

The building from 2007 is in very good condition. Facilities include a **fireplace with marble tiles** and heat distribution to the upper floor (the primary heat source is underfloor heating connected to a Vaillant gas boiler), a **central vacuum cleaner,** higher quality laminate floors for heavy loads, **Miele and Siemens** kitchen appliances, plastic windows with safety glass, and electrically operated blinds. The panels along the stairs and railings are **wooden**. The lawn is maintained by a **robotic lawnmower and irrigation system.** Parking is provided by **a garage and 1 outdoor parking space.**

The house is located less than a 15-minute walk from a kindergarten and elementary school and about a 5-minute from a bus stop, from where you can get to the Anděl metro station, a new tram line also leads to Slivenec, with the terminus approx. 800 m from the house. It is easy to connect to **hiking and biking trails** that lead through the beautiful landscape of the surrounding **nature parks.**

Usable area 121.7 m², attic space approx. 20 m², built-up area 79 m², garden 122 m², land 201 m².

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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