



## House Five-bedroom (6+kk)

€ 3 486 | CZK 85 000

346 m<sup>2</sup>, Prague 6, Lysolaje, U Libosadu





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Usable area	346 m <sup>2</sup>
Plot	607 m <sup>2</sup>
Foot print	284 m <sup>2</sup>
Garden	323 m <sup>2</sup>
Floor area	277 m <sup>2</sup>
Terrace	69 m <sup>2</sup>
Parking	Garage for 2-3 cars.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water and garbage disposal: CZK 3,000. Gas and electricity are billed separately.
PENB	B
Reference number	43634
Available from	Immediately

This brand new 5-bedroom 3-bathroom freestanding house with a large garden, part of the Zátíší Lysolaje residential project, is set in a green residential area in close vicinity of the Housle nature preserve and the Šárecké Valley. A location with regular bus links to the Dejvická and Bořislavka metro stations (about ten min.), just moments from ČZU (Czech University of Life Sciences) University campus and sports grounds, a few min. drive to Tiché údolí protected area. Conveniently located for the airport and the ISP and Riverside School international schools.

The ground floor includes a guest bedroom, a bathroom with a walk-in shower and a toilet, a large storage room, and an entrance hall with a built-in wardrobe and garage access. The upper floor features a spacious living room with a fully fitted open plan kitchen and a **terrace** facing the park, a master bedroom with an en-suite shower room, three bedrooms, a bathroom with a bathtub and a toilet, an additional guest toilet, and a large storage room accessible from the garden. All bedrooms enjoy **access to the garden**.

Views of the Prague Castle, heat recovery ventilation, air-conditioning in the living room, **hardwood floors**, tiles, automatic exterior blinds, gas boiler, Siemens and AEG appliances, dishwasher, induction cooktop, stone kitchen counter top, video entry phone, alarm. **Garage for 2-3 cars**.

