



## Three-bedroom House

112 m<sup>2</sup>, Land 320 m<sup>2</sup> Praha

752 200 €



Layout <b>Three-bedroom</b>	Area <b>112 m<sup>2</sup></b>	Land <b>240 m<sup>2</sup></b>	Terrace <b>8 m<sup>2</sup></b>	Parking <b>1x outside</b>
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This modern and very practically designed family house located in Prague 4- Písnice offers comfortable living in a quiet part of the capital city of Prague. The property has a built-up area of 81 sqm and a usable area of approximately 112 sqm, spread over two floors. Built with quality wood, the house is finished to a high standard and ready to move into.

The interior of the house consists of four rooms with a kitchenette and modern appliances. Recently, the entire ground floor underwent a complete renovation. The apartment has 2 bathrooms and 2 toilets, 2 dressing rooms, and a utility room. From the garden, there is access to a cellar, which is ideal for storing sports equipment and garden machinery.

On the 2nd floor, you will find 2 terraces with a total area of 9 sqm, providing a peaceful space for relaxation. The ideal size of the garden offers two separate recreational zones and covered parking for one car. The house is equipped with modern technologies, including ADSL internet and electrical installations with voltages of 380 V and 220 V, allowing both home and professional use.

The heating of the house is provided by a gas boiler. The house is also

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Floor area	112 m <sup>2</sup>
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Cellar	2 m <sup>2</sup>
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Building energy rating	D

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connected to the public water supply and sewerage systems.

The location of the house has excellent accessibility to the city center and the peripheral parts of Prague. Nearby, a metro station is being constructed, there is a city bus, and access to highways and main roads, ensuring easy access to all the amenities the capital city offers.

The house is in a quiet neighborhood, with completed development, offering a pleasant environment with options for sports activities. You will find all services, from shops, schools, medical facilities to culture. This home is ideal for those seeking a quiet and comfortable living with quick connection to the vibrant life of the big city.

The price of this house is set at 21.5 million CZK. Financing through a mortgage loan is possible.

If you are looking for comfort, tranquility, and convenience without the need for further investment, this family house might be just for you. You will surely appreciate not only the house itself but also the pleasant surroundings and perfect accessibility that this Prague 4 location offers.

## VÁŠ MAKLÉR



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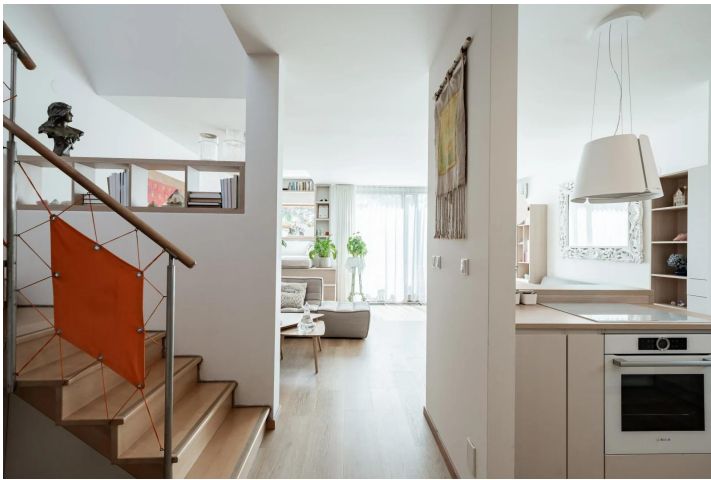
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