

## House Seven-bedroom (8+1)

Sold

383 m<sup>2</sup>, Prague 9, Horní Počernice, Šplechnerova



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Plot	679 m <sup>2</sup>
Foot print	172 m <sup>2</sup>
Garden	507 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21266

**Multi-generation family house with a large terrace, sauna and garage, located in a residential area of Prague 9 – Horní Počernice. Full amenities onsite and excellent access to downtown Prague thanks to the nearby bus stop, with a 3-minute connection to Černý Most shopping mall and metro station.**

The house consists of 4 floors including a basement and attic, with **separate housing units of one 1-bedroom and 2-bedroom layouts**. The house is connected to an extension with entry hall, sauna and garage; the roof was turned into a **spacious terrace** accessible from the kitchen on the 1st floor. The **garage** has space for 2 cars, additional parking is available on the paved courtyard.

Equipped with laminate floating floors and tiles, wooden euro windows, wooden doors and internal staircase, gas boiler. The house underwent a **complete reconstruction in 2004** including a construction of an additional floor, which was approved in 2005; It is connected to the public water supply, sewerage, gas and electricity.

Near the house there are primary and nursery schools, high school, sports center, several playgrounds, tennis courts, cafes and restaurants. Other amenities are provided by the shopping and entertainment center in Černý Most, including cinema, post office and other services.

Interior 382.92 m<sup>2</sup>, footprint 172 m<sup>2</sup>, garden 507 m<sup>2</sup>, plot 679 m<sup>2</sup>.

