## House Three-bedroom (4+1)

135 m², Prague 6, Nebušice, Maly dvůr











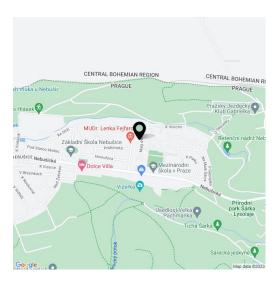




## House Three-bedroom (4+1)

135 m², Prague 6, Nebušice, Maly dvůr

164 m²
190 m²
Parking in garage
Yes
-
G
27061



Sold

This row house with a well-kept garden boasting mature trees is situated in a clean and quiet location of Prague 6 - Nebušice. The house is close to the Tichá Šárka nature reserve and the international ISP school, and is within easy reach of the airport.

The layout of the two-story house offers on the ground floor a west-facing living room with an open kitchen and adjoining garden terrace, a foyer, a guest toilet and a laundry room. Upstairs there are 3 bedrooms, a study, a bathroom (w/ bathtub & shower) and a separate toilet. In the attic, there is a practical storage space, which is accessible after the open staircase.

The interior includes wooden glue-down floors, white wooden eurowindows and Velux skylights, a solid wood staircase, built-in wardrobes, a fully equipped kitchen and a Junkers gas boiler with an external boiler and a storage water heater. The facade was insulated as a part of a renovation in 2011. Parking is available in the garage (with a covered walkway) and on a paved area in front of the house. The well maintained west-facing garden provides comfortable seating with plenty of privacy thanks to its lush trees.

The house is located in Malá Šárka, a secured area with minimal car traffic and professionally landscaped and maintained greenery. In the vicinity, one can find a kindergarten and elementary school, the international ISP school, several restaurants, a grocery store and a post office. An area bus offers a six-minute connection to the **Bořislavka** tram and metro station. Great location for frequent journeys to the airport (10 minutes via a convenient route without heavy traffic).

Interior 135 m<sup>2</sup>, built-up area 164 m<sup>2</sup>, garden 190 m<sup>2</sup>, plot 354 m<sup>2</sup>.