

## House Three-bedroom (4+kk)

Sold

120 m<sup>2</sup>, Prague 9, Horní Počernice, Otovická



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Plot	458 m <sup>2</sup>
Foot print	158 m <sup>2</sup>
Garden	300 m <sup>2</sup>
Parking	2 covered parking spaces
Cellar	Yes
PENB	G
Reference number	29489

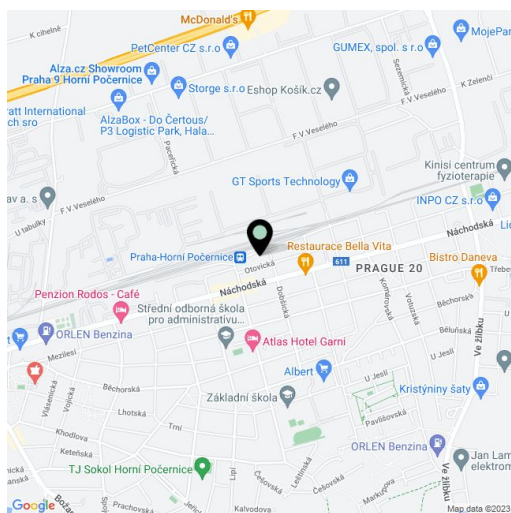
**Completely renovated single-story family house with a cozy garden and design equipment from Obliqo interiors studio, located in a quiet residential area with quick connection to the center.**

The layout consists of a living area with a kitchen and a dining room, 3 bedrooms (1 of which has access to the garden), a spacious equipped walk-in wardrobe, bathroom, separate toilet and entrance hall. There is a cellar (accessible from outside and also from the living room). There is storage space in the attic.

The interior includes a **sauna** from SaunaSystem, a **sound system**, a **projector** and a **3-meter screen** in the living room, **preparation for a fireplace and large aquarium**, doors with concealed hinges, cork flooring in the entire interior (in the bathroom the floor is heated), plastic windows (in the color anthracite gray) with 5-chamber triple glazing and blinds. The kitchen unit with ceramic 3D tiles is equipped with **Siemens** appliances (induction hob, microwave and hot-air oven, **wine cooler**, dishwasher, fridge and freezer). A Jablotron security device guards the house. Heating by a Protherm gas condensing boiler. The garden is automatically irrigated from a rainwater retention tank (with the possibility of getting water from the water mains in the dry season); there is a terrace and carefully landscaped grounds. Parking is on a paved area under a shelter.

The house stands on a quiet side street in a residential area with all amenities nearby. A kindergarten and elementary school, children's/youth center, and grammar school are 300 meters away from the house as well as a shopping center with a supermarket, ATM and a pharmacy. Great transport connections to the city center are provided by **suburban trains**, which are a minutes' walk away. The journey to Masarykovo nádraží takes 15 minutes. The **Černý Most** metro station and business zone is 5 minutes by bus or car.

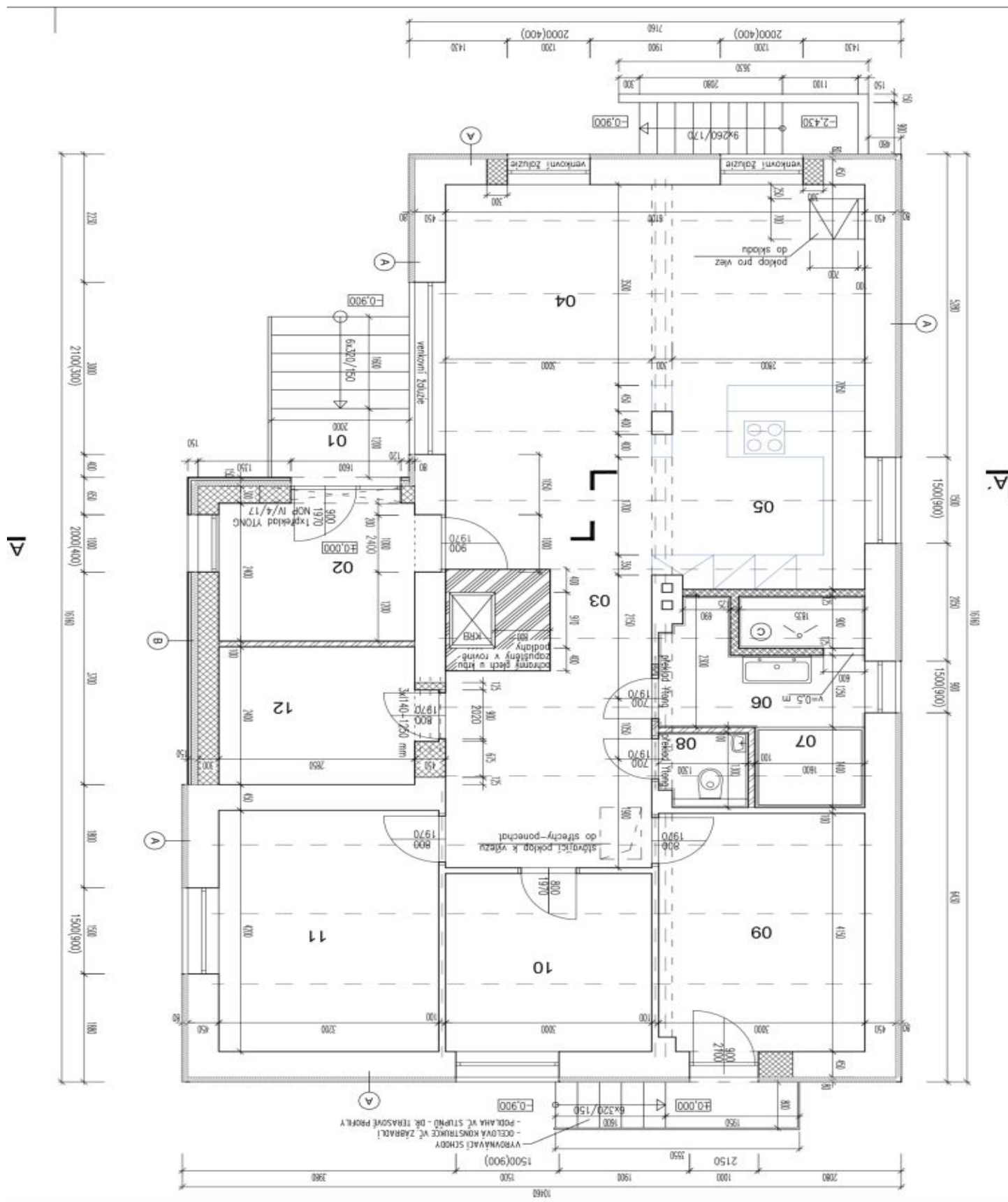
Interior 120 m<sup>2</sup>, built-up area 158 m<sup>2</sup>, garden 300 m<sup>2</sup>, plot 458 m<sup>2</sup>, cellar 16.8 m<sup>2</sup>.



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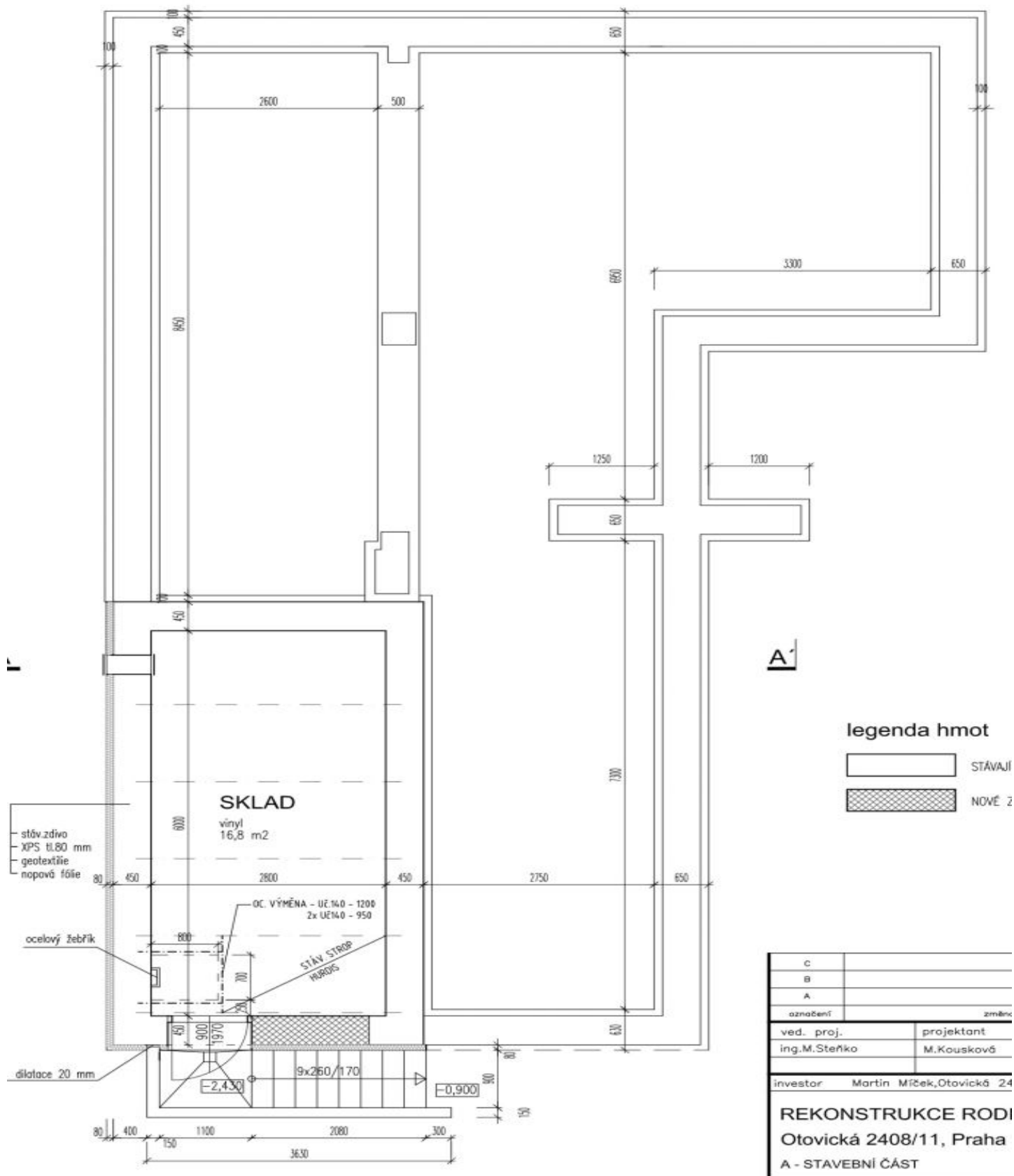
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