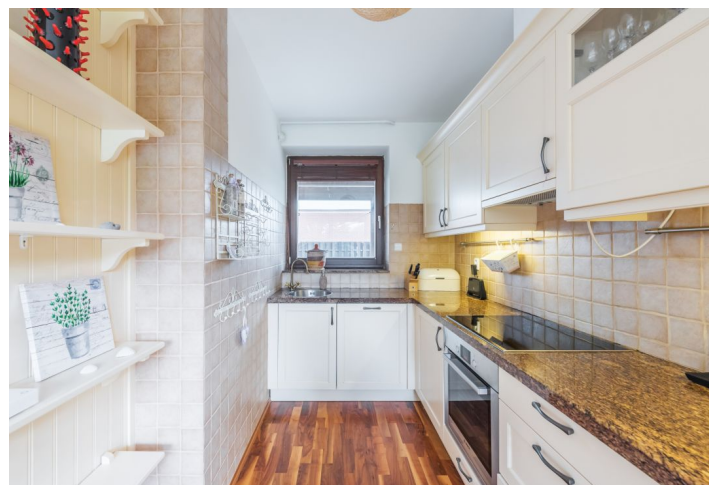


## House Three-bedroom (4+kk)

Sold

130 m<sup>2</sup>, Prague 7, Troja, V Podhoří



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Plot	240 m <sup>2</sup>
Foot print	70 m <sup>2</sup>
Garden	178 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	C
Reference number	32147

This modern half of a semi-detached house with a sauna and a south-facing garden is situated in a unique part of Troja. The location provides perfect peace, privacy, and plenty of greenery, yet is easily accessible by car and public transport (10 minutes to the Holešovice exhibition grounds, 20 minutes to the Palladium shopping center). A public transport stop is a 1-minute walk from the house.

The practical layout is divided into a common and private zone. The ground floor consists of a living room with a dining area, a kitchen, an entrance hall, and a toilet. The airy living room, with floor-to-ceiling windows, has direct access to the nicely landscaped garden. Upstairs, there is a master bedroom with an en-suite bathroom, another 2 bedrooms, and a shared bathroom. In the basement, there is a utility room and the adjacent garage.

The property was approved in 2003, the interior boasts high quality materials: wooden floating floors and Euro windows, a wood-covered concrete staircase, a stone kitchen worktop. A sauna and a hot tub in the garden or a fireplace in the living room add a touch of luxury, comfort, and convenience. There is plenty of storage space in the house: a cellar, a garage, and space under the terrace. In addition to the garage, it is possible to park on 2 outdoor parking spaces under the carport. The garden has nice mature trees; the house has security equipment. Heating and hot water are provided by a gas boiler.

The tranquil location is ideal for romantic souls. The surrounding area has many natural sights: forests, meadows, a river, and cliffs. You can reach the zoo or the botanical garden via a bike trail that passes near the house. Full civic amenities are a few minutes by car or bus.

Useable area 140 m<sup>2</sup>, built-up area 62 m<sup>2</sup>, garden 178 m<sup>2</sup>, plot 240 m<sup>2</sup>.

