

## House Three-bedroom (4+1)

Sold

182 m<sup>2</sup>, Prague 10, Uhříněves



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Total area	182 m <sup>2</sup>
Plot	436 m <sup>2</sup>
Foot print	97 m <sup>2</sup>
Garden	339 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	Garage + outdoor parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35970

This recently fully reconstructed family house is located in the popular residential quarter of Uhříněves with its characteristic wide streets that provide the houses with sufficient distance and privacy.

Spread out over two floors with a total area of **170 sq. m.**, the house is divided into a living room connected to a dining room and a bright kitchen with **garden views**, 3 bedrooms (2 of which have **balconies**), and a utility room. The living room has access to the **garden terrace**. There is a **garage** in the basement.

Everything in the house is **brand new**: plastic windows, floating **wooden floors**, large-format tiles, **veneered doors with concealed hinges** and a clear height of 220 cm, a kitchen with Franke appliances, designer sanitary ware or, a Vaillant gas boiler. The house is connected to the water supply and sewerage system. In addition to the garage, it is also possible to park on a paved area under a carport.

The popular quiet location between the **Botič-Milíčov Nature Park** and the **Uhříněv ponds** is easily accessible. There is a train station reachable within a 6-minute bus ride, from where you can easily reach the center (the ride to the Main Railway Station is only 21 minutes). For trips by car, you will appreciate the area's fast connection to the D1 highway and the Prague Ring Road. In the city district of Prague 22 - Uhříněves there are supermarkets, a post office, several kindergartens and elementary schools, a general practitioner's office and pediatricians, sports grounds, and other services. The surrounding area offers many hiking and bike trails, for example to a **large forest park**.

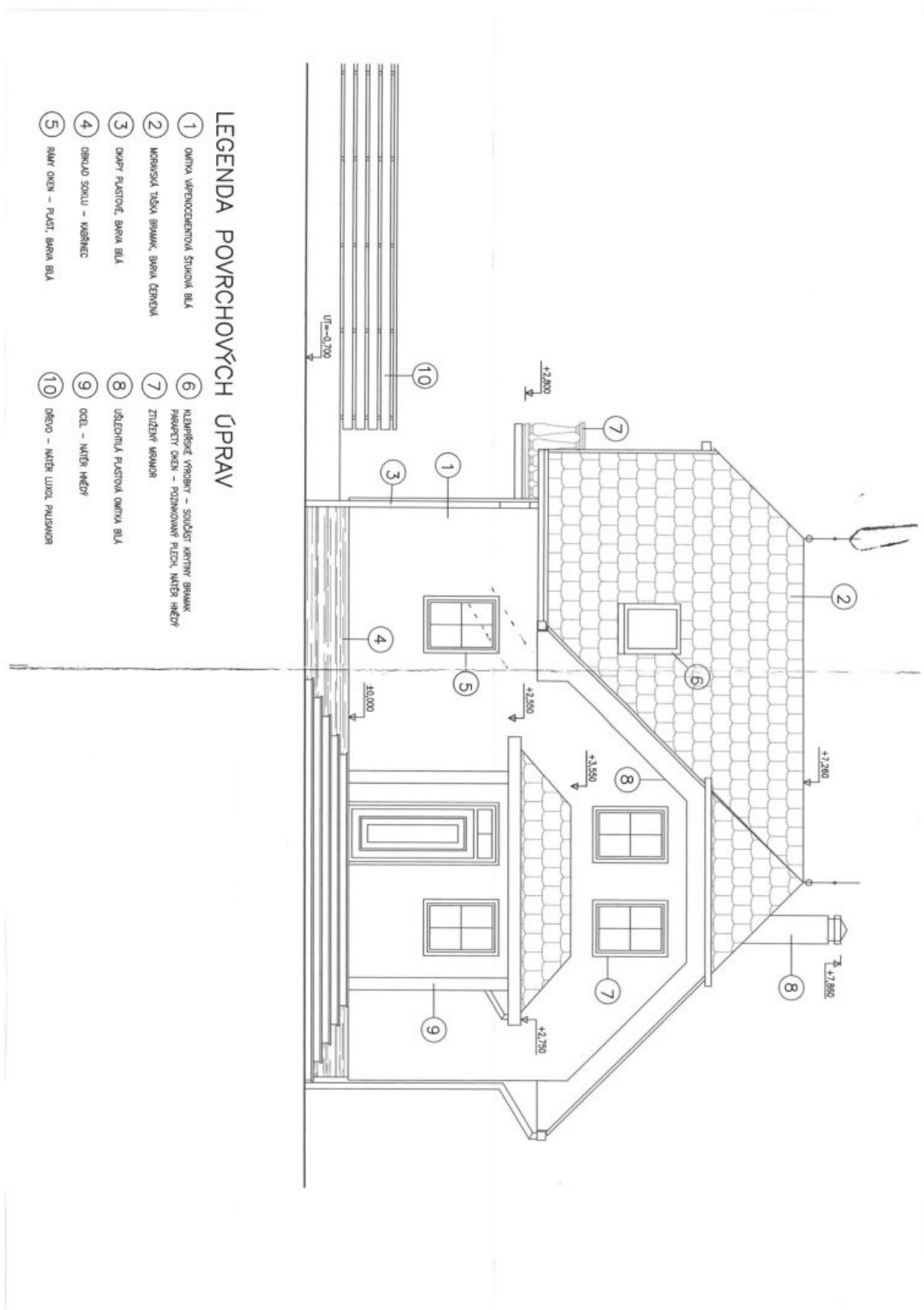
Interior 170 m<sup>2</sup>, built-up area 97 m<sup>2</sup>, garden 339 m<sup>2</sup>, land 436 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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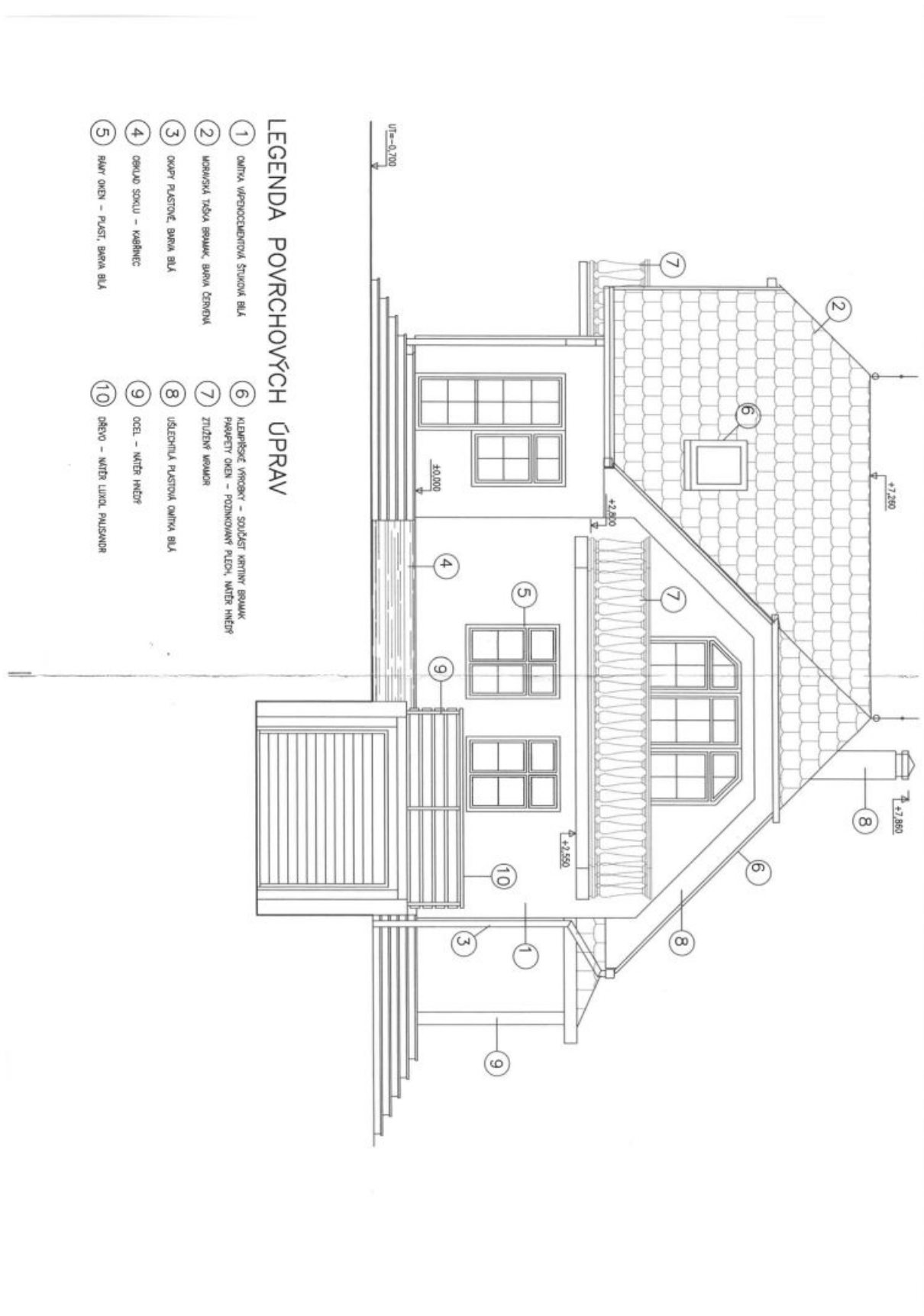




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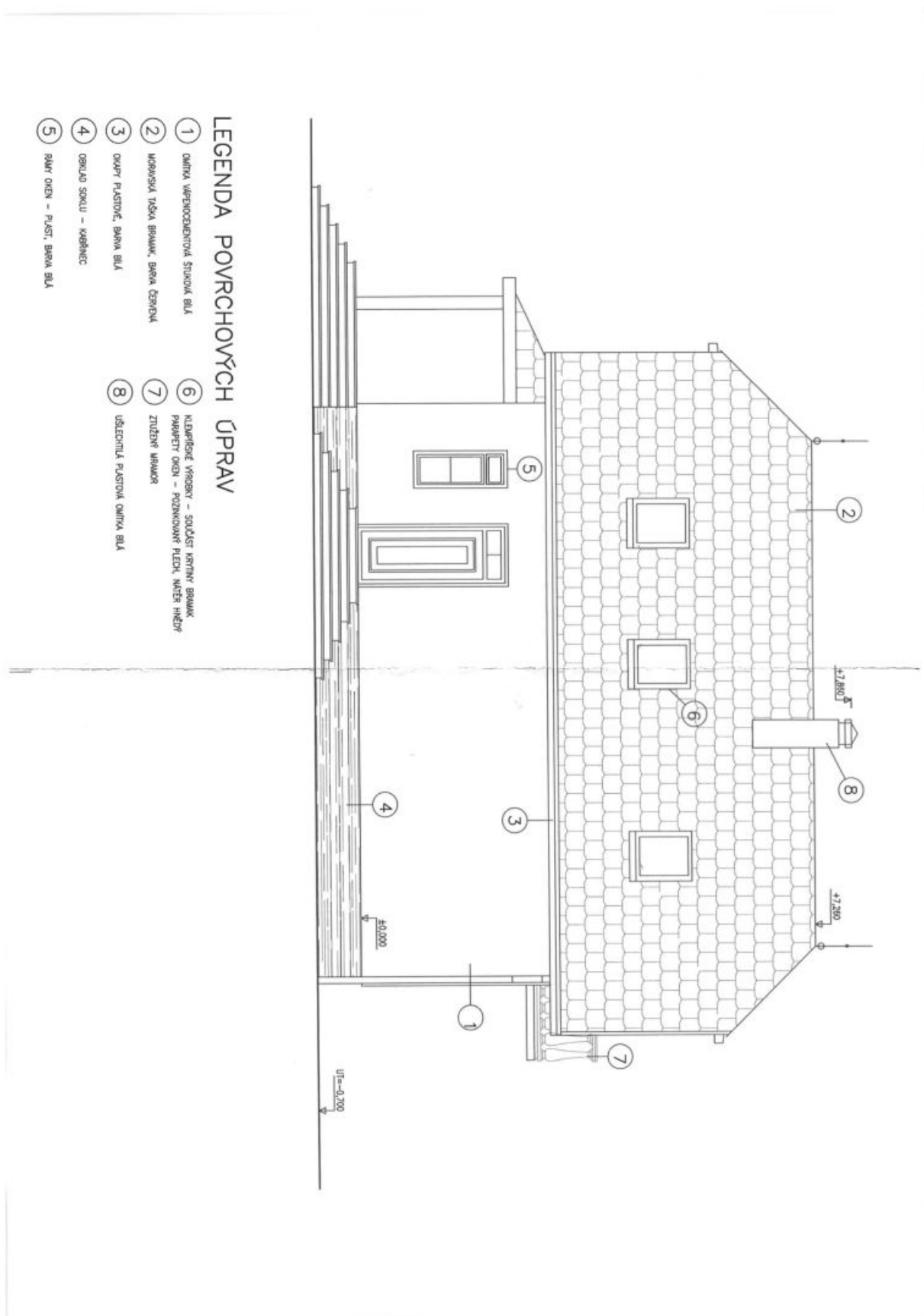
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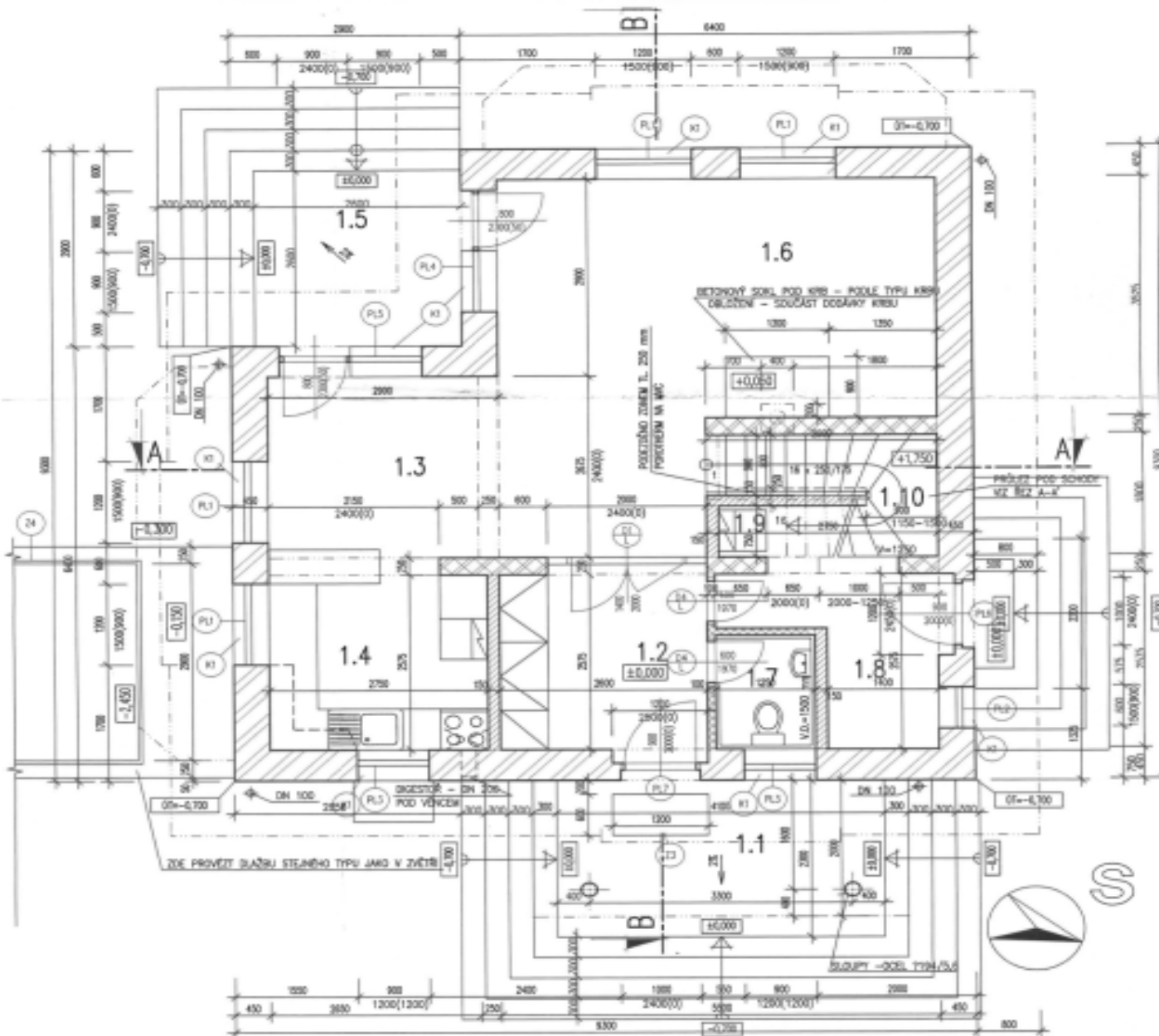
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TABULKA MÍSTNOSTÍ

ČÍSLO MÍST.	NÁZEV MÍSTNOSTI	PLOCHA (m <sup>2</sup> )	POVRCHY PODLAH	SOKL	PORUCH STĚN A STŘEŠÍ	OKENY
1.1	ZÁVĚS	8,2	KD	KS v=100mm	OV	-
1.2	HALA	6,7	KD	KS v=100mm	OV	-
1.3	JÍDĚLNÍ KOUT	7,8	KD	KS v=100mm	OV	-
1.4	KUCHYŇ	7,8	KD	KS v=100mm	OV	KD NAD LNKOU
1.5	TERASA	8,4	KD-1	-	-	-
1.6	OBÝVACÍ POLOHA	24,8	KOVKAL	LEM KOVKAL	OV	-
1.7	WC	1,6	KD	-	OV	KD v=1800mm
1.8	SPALOVNĚNÍ	5,2	KD	-	OV	-
1.9	PROSTOR POD SCHODY	3,5	KD	-	OV	-
1.10	SCHODIŠTĚ	4,2	OS	LEM USTĚN	OV	-

LEGENDA K TABULCE MÍSTNOSTÍ :

- OV - OMKLA VÁPENĚNÍ STUKOVĚ, 2x PAČKOVANÍ + MALBA PRIMAČÍ
- KD - KERAMICKÁ BLAŽNA
- KD-1 - KERAMICKÁ BLAŽNA VNĚJŠÍ - MRAZIVOZDORNÁ A PROTUKLIVĚNÁ
- KD - KERAMICKÝ SOKLAD
- KS - KERAMICKÝ SOKL
- OS - DRŽEVNĚ STUPNĚ, POŠTUPNĚNĚ NÁSTĚR
- SOKLADY PODLAH KZ REZÍ A-A A B-B

LEGENDA :

- ŽELEZOBETONOVÝ PLOCHÝ STŘEŠNÍ POKRYV TĚL 450 mm Z CHEMICKÝCH BLOKŮ POROŠEREM P10 NA MCV
- ŽELEZOBETONOVÝ PLOCHÝ STŘEŠNÍ POKRYV TĚL 250 mm Z CHEMICKÝCH BLOKŮ POROŠEREM P10 NA MCV
- ŽELEZOBETONOVÝ PLOCHÝ STŘEŠNÍ POKRYV TĚL 150 mm Z CHEMICKÝCH BLOKŮ POROŠEREM P10 NA MCV
- ŽELEZOBETONOVÝ PLOCHÝ STŘEŠNÍ POKRYV TĚL 100 mm Z CHEMICKÝCH BLOKŮ POROŠEREM P10 NA MCV

±0,000=700 mm NAD UPRAVENÝM TERÉNEM

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