



House Five-bedroom (6+1)

270 m², Prague 6, Nebušice, Malý Dvůr

Sold





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Plot	653 m²
Foot print	175 m²
Garden	478 m²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	G
Reference number	102982

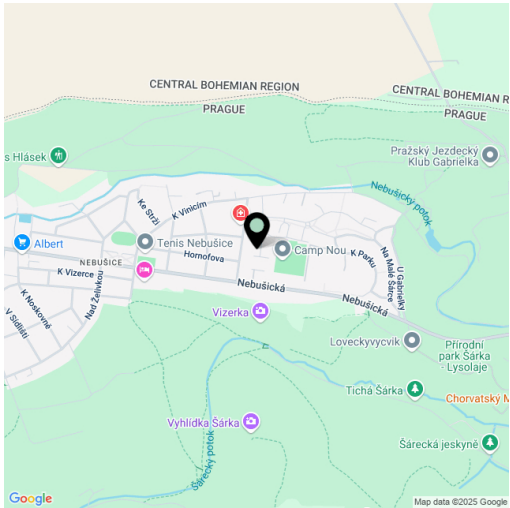
This spacious, well-maintained family house (separate half of a semi-detached house) with 5 bedrooms, 4 bathrooms, a double garage, and a south-facing garden is part of a safe residential area in Prague 6 - Nebušice in close proximity to the prestigious International School of Prague. The advantages of the location include a peaceful atmosphere, closeness to nature, and quick access to the airport.

The ground floor consists of a living room with access to the terrace and garden, a separate kitchen with a dining room, 1 bedroom, a bathroom (with a shower and toilet), a pantry, a laundry room with access to the garden and an entrance hall connected by a door to the garage. Upstairs is a gallery with a work area, 4 bedrooms, 3 bathrooms (with a shower and toilet), a dressing room, and a storage room.

The house was built in 1999. Floors are parquet and tiled, and the facilities include a complete kitchen, built-in wardrobes, a central vacuum cleaner, massage showers, plastic windows with blinds and skylights, a new gas boiler, and a security device linked to a non-stop security service. Convenient parking is provided by the double garage.

The house is located in a secure area with minimal car traffic and professionally maintained greenery. The ISP international school is literally a few steps away, and the district also has a state kindergarten and elementary school, several restaurants, a grocery store, or a post office. Transport connections are provided by buses, and the ride to the Borislavka metro and tram station takes 6 minutes. The place is conveniently located for those who make frequent trips to the airport. The advantages of the location also include an abundance of green areas, as the district is surrounded by the extensive Šárka-Lysolaje nature park with many hiking and biking trails.

Usable area 270 m², built-up area 175 m², garden 478 m², plot 653 m².

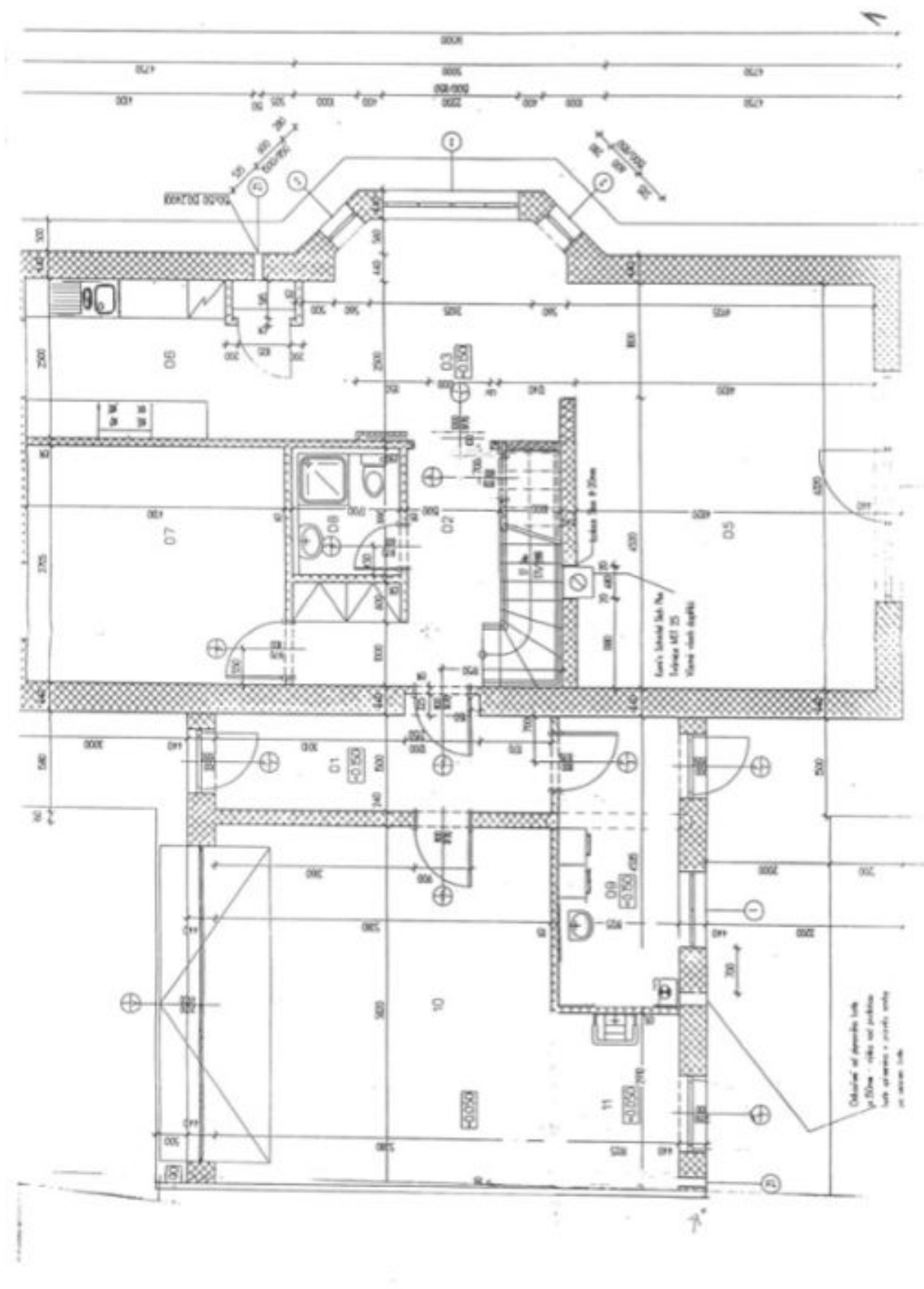




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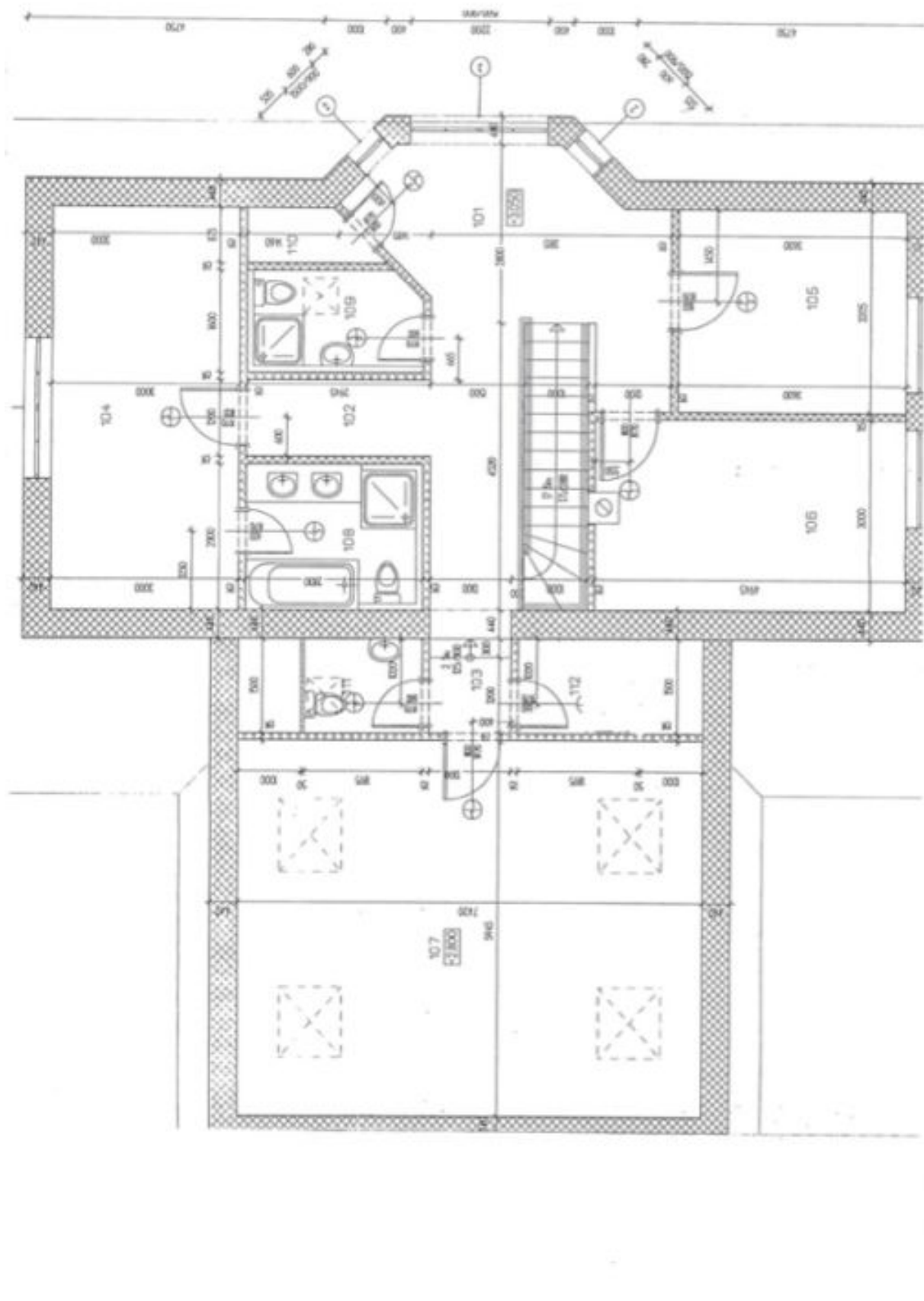




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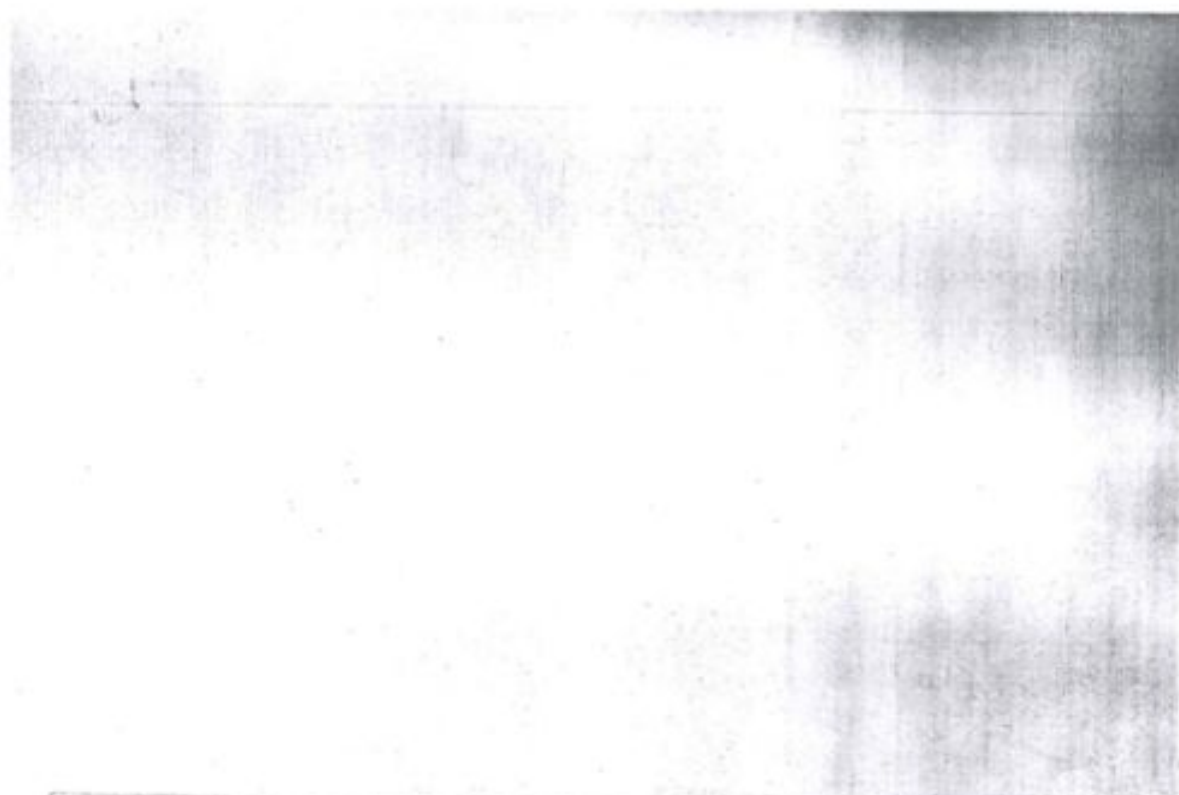
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**MÍSTNOSTI - GEOMETRIE** přízemí II.

ČÍSLO	NÁZEV	PLOCHA PODL	Materiál
pod schody	Komora	1.82m²	dlažba
01	Chodba	8.07m²	dlažba
02	Chodba	8.09m²	dlažba
03	Jídelna	16.54m²	dlažba
05	Obývací pokoj	30.34m²	parkety
06	Kuchyně	8.00m²	dlažba
07	Pokoj	15.30m²	parkety
08	WC+Sprcha	3.38m²	dlažba
09	Hosp.místnost	8.73m²	dlažba
10	Garáž	31.31m²	dlažba
11	Komora	5.60m²	dlažba
CELKEM		137.18m²	

271,34