



House Four-bedroom (5+1)

Sold

324 m², Prague 5, Lipence, U Lip



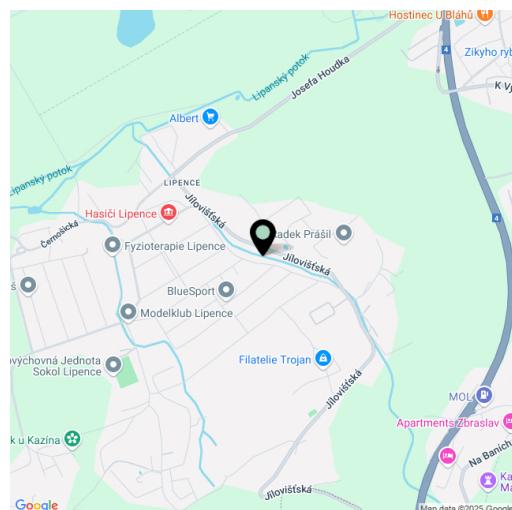


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Total area	324 m ²
Plot	1164 m ²
Foot print	190 m ²
Floor area	288 m ²
Parking	Garage and outdoor parking space
Cellar	Yes
PENB	D
Reference number	109813



This cozy, well-lit family house with plenty of space is situated on a large corner plot in the quiet Prague district of Lipence, surrounded by greenery, close to a golf course and the edge of the Brdy Forests, yet still within easy reach of the city center.

On the ground floor, there is a living room with a **fireplace** connected by an arched opening to the dining room, which is further connected to the kitchen and pantry. The ground floor also includes a study, staircase hall, a guest toilet, an entrance hall, and a vestibule. The attic features 3 bedrooms, an airy bathroom, and a hallway. The master bedroom measures approximately 27 m² and includes a spacious **walk-in closet** and a **loggia**. In the basement, there is a **hobby room**, boiler room, storage room, utility room, and laundry with a drying area. Additional storage space is provided by an attic above the house and garage.

The house was built in 2005, constructed with Porotherm bricks and insulated. The roof is covered with Tondach ceramic tiles with a **chestnut glaze**. The custom-made **Euro windows** are double-glazed, with **wooden interior sills** and **copper** exterior sills. The roof windows are by Velux. The Next brand kitchen includes built-in **Siemens** appliances, including an induction hob. Heating is provided by a gas boiler. The house is equipped with an **Eaton smart energy management system** and a central key system. The property includes a **garage** for one car, a covered **outdoor parking space**, and a **large adjoining pergola** for outdoor dining. The automatically irrigated garden is bordered by a wooden fence and a decorative retaining wall made of **pink Slivenec marble**.

The district of Lipence, located on the southern edge of Prague between the **Berounka** and **Vltava** rivers, offers everything needed for comfortable family living: a kindergarten and elementary school, supermarket, several sports facilities including a **golf course**, **bike paths**, and beautiful **nearby nature parks for excursions**. Bus service connects to the Smíchovské nádraží metro station, and driving is convenient thanks to the R4 road and nearby access to the Prague Ring Road.

Total floor area of the house 288.24 m², separate garage 36 m², built-up area 190 m², plot 1,164 m².



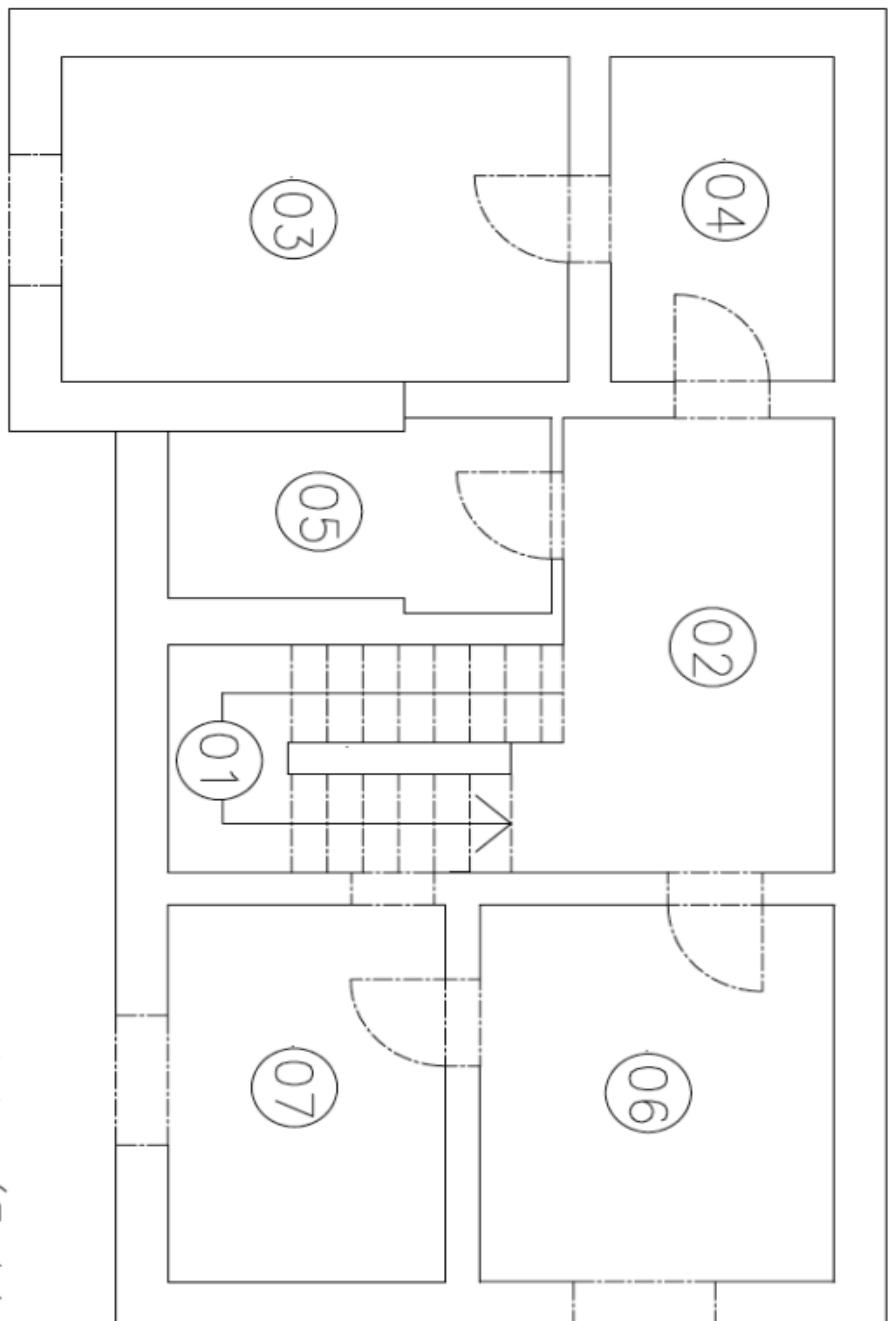
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– Půdorys suterenu

- 01 – Schodiště (5,44m²)
- 02 – Chodba (10,26m²)
- 03 – Hobby místnost (12,98m²)
- 04 – Kotelna (5,41m²)
- 05 – Komora (5,26m²)
- 06 – Prádelna, sušárna (10,70m²)
- 07 – Sklad (8,25m²)



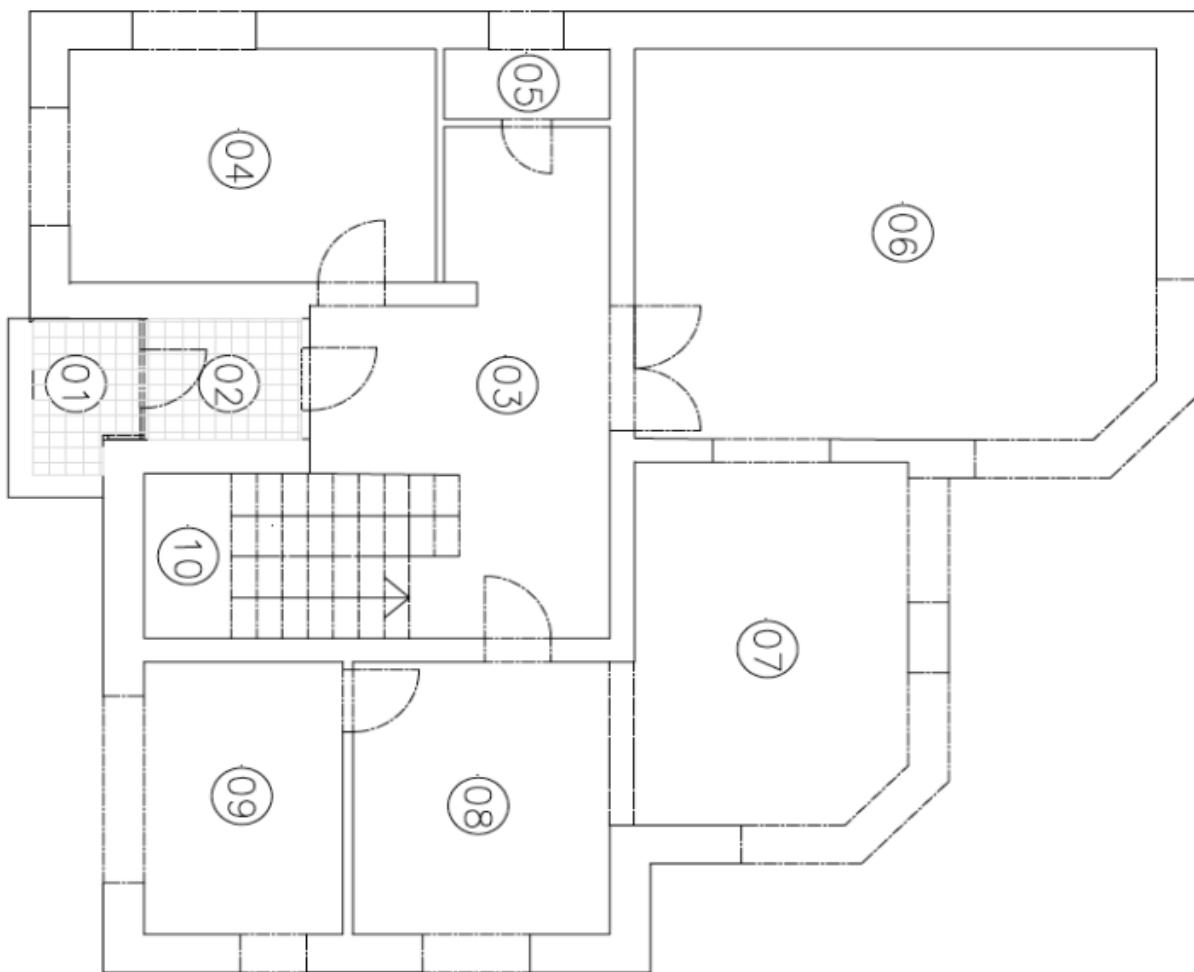


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Půdorys přízemí



- 01 – Závětří (2,28m²)
- 02 – Zádvěří (2,82m²)
- 03 – Hala (17,23m²)
- 04 – Pracovna (13,33m²)
- 05 – WC (1,75m²)
- 06 – Obývací pokoj (31,31m²)
- 07 – Jídelna (16,26m²)
- 08 – Kuchyň (10,80m²)
- 09 – Komora (8,46m²)
- 10 – Schodiště (7,09m²)



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– Půdorys podkroví



- 01 – Schodiště (6,75m²)
- 02 – Chodba (6,80m²)
- 03 – Dětský pokoj (20,34m²)
- 04 – Koupelna (10,77m²)
- 05 – Ložnice (26,79m²)
- 06 – Lodič (9,74m²)
- 07 – Šatna (18,44m²)
- 08 – Dětský pokoj (18,83m²)