



House Five-bedroom (6+kk)

Sold

263 m², Praha-západ, Zbuzany, Mramorová





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Total area	263 m ²
Plot	913 m ²
Foot print	153 m ²
Garden	760 m ²
Floor area	238 m ²
Terrace	25 m ²
Parking	double garage and 2 outdoor parking places
Garage	Yes
Cellar	-
PENB	B
Reference number	30601

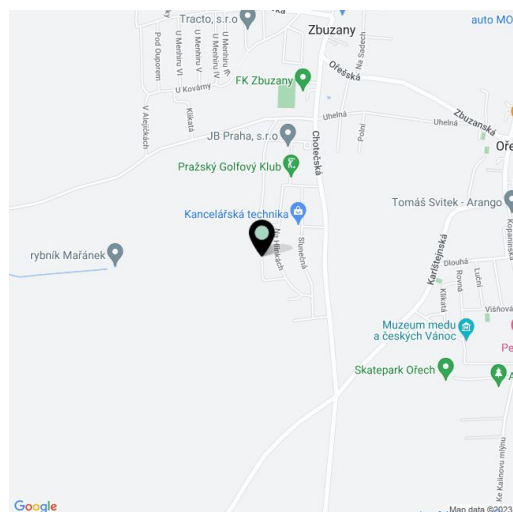
This newly built spacious airy house with panoramic views of the countryside is surrounded by a large garden. Located in a new residential area of a peaceful village in close proximity to Prague and not far from the Bohemian Karst protected landscape area.

The ground floor consists of a living room with an open plan kitchen and access to the garden, a bathroom (shower, toilet, sink), a study, which also has access to the garden, a hallway, a pantry, and a utility room. Upstairs, there is a master bedroom with an en-suite bathroom and a dressing room, 2 bedrooms with a shared wardrobe, a fourth bedroom with a walk-in closet, and a shared bathroom (bathtub, shower, toilet, 2 sinks, connection for a washing machine).

Features include **triple-glazed Vekra large-format wooden-plastic windows**, wood effect (oak) vinyl floors, tiles, **Sapeli stainless steel doors with concealed hinges**, and a fully equipped kitchen with **Siemens** appliances and **Faber** ceiling hoods. The ground floor has underfloor heating (radiators on the 1st floor) connected to the Protherm electric boiler. The house is guarded by a Jablotron security system. Parking is possible in a **double garage** with direct access to the house.

In the village, there is a kindergarten, a patisserie, and a sports hall, a grocery store, and the Zbuzanský Menhir landmark. Urban amenities, including an elementary school, are in the neighboring village of **Ořech**. Transport connections are provided by suburban buses to the **Luka metro station (line B, 14 minutes)**, or trains to the **Smíchovské nádraží train and metro station (16 minutes)**. Travelling by car is easy thanks to the proximity of the Prague Ring Road. There are **biking trails** in the village that lead to the Radotín valley or even into the Bohemian Karst, for example to a former quarry that locals call America.

Interior 201 m², garage 37.3 m², built-up area 153 m², garden 607 m², terrace 25 m², plot 760 m².

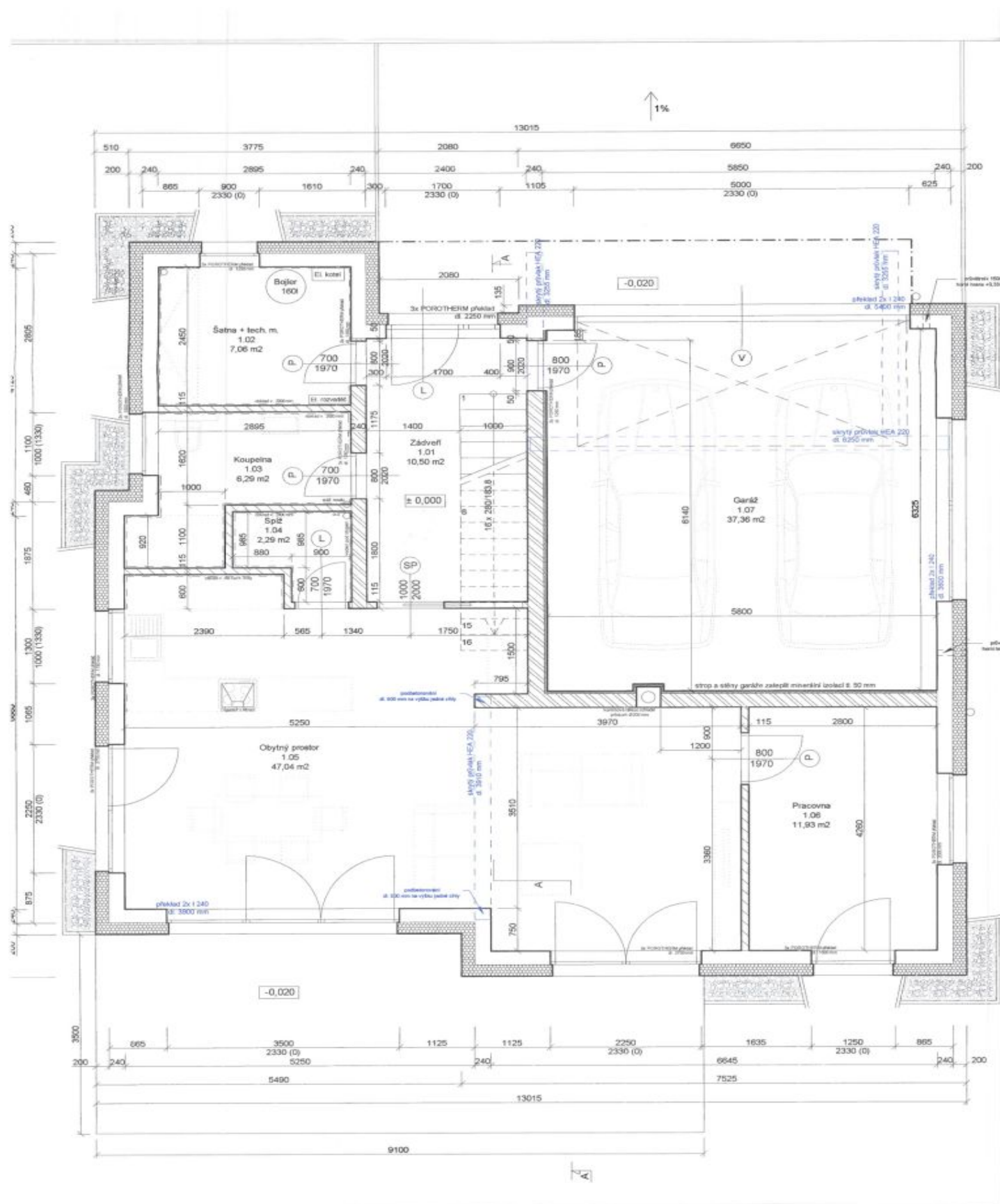




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