



House Three-bedroom (4+1)

182 m², Prague 10, Uhřetěves

Sold





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Total area	182 m ²
Plot	436 m ²
Foot print	97 m ²
Garden	339 m ²
Floor area	170 m ²
Balcony	12 m ²
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 Uhřetěves 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-Miličův Nature Park** and the **Uhřetěv 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 - Uhřetěves 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 m², built-up area 97 m², garden 339 m², land 436 m².

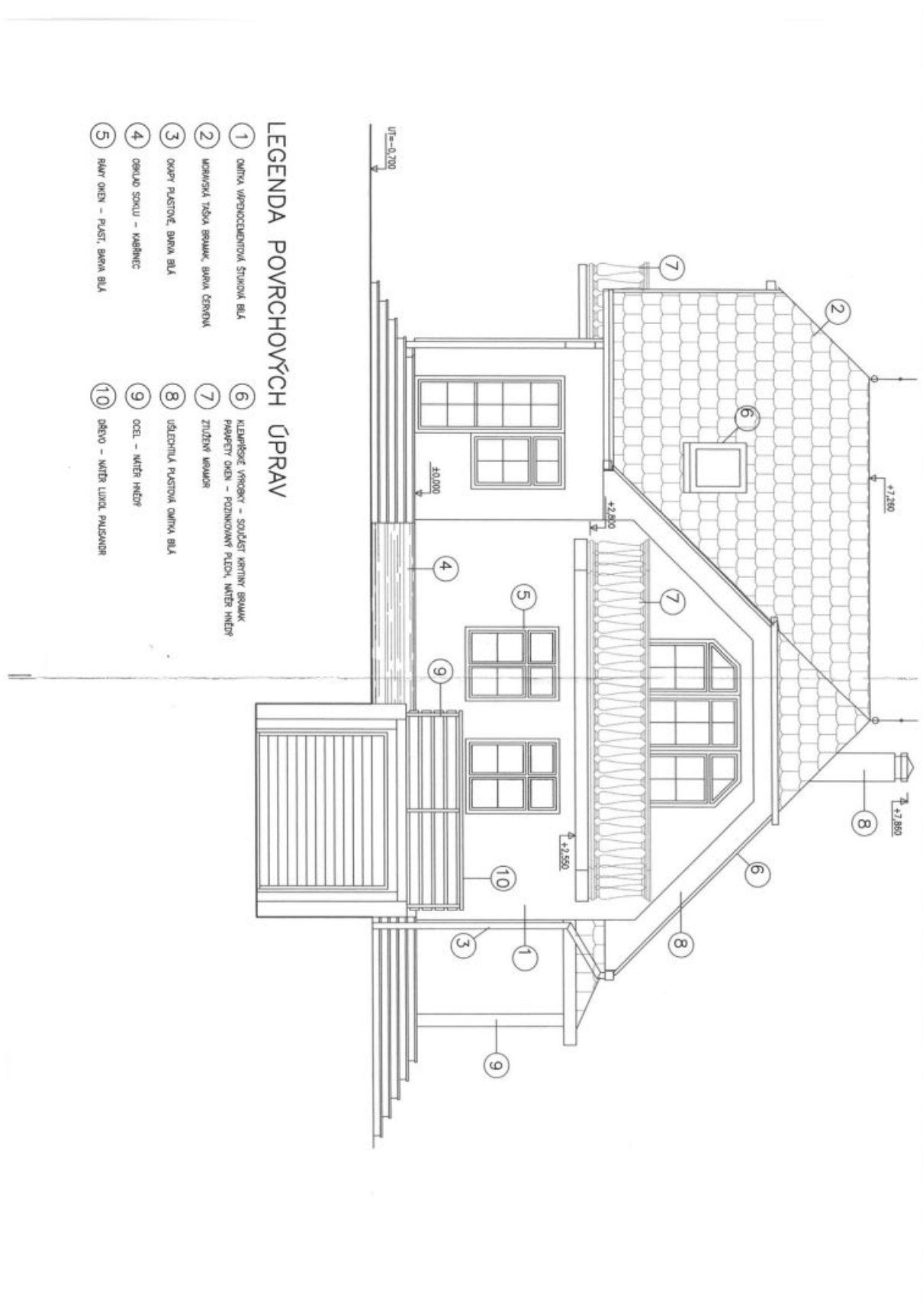
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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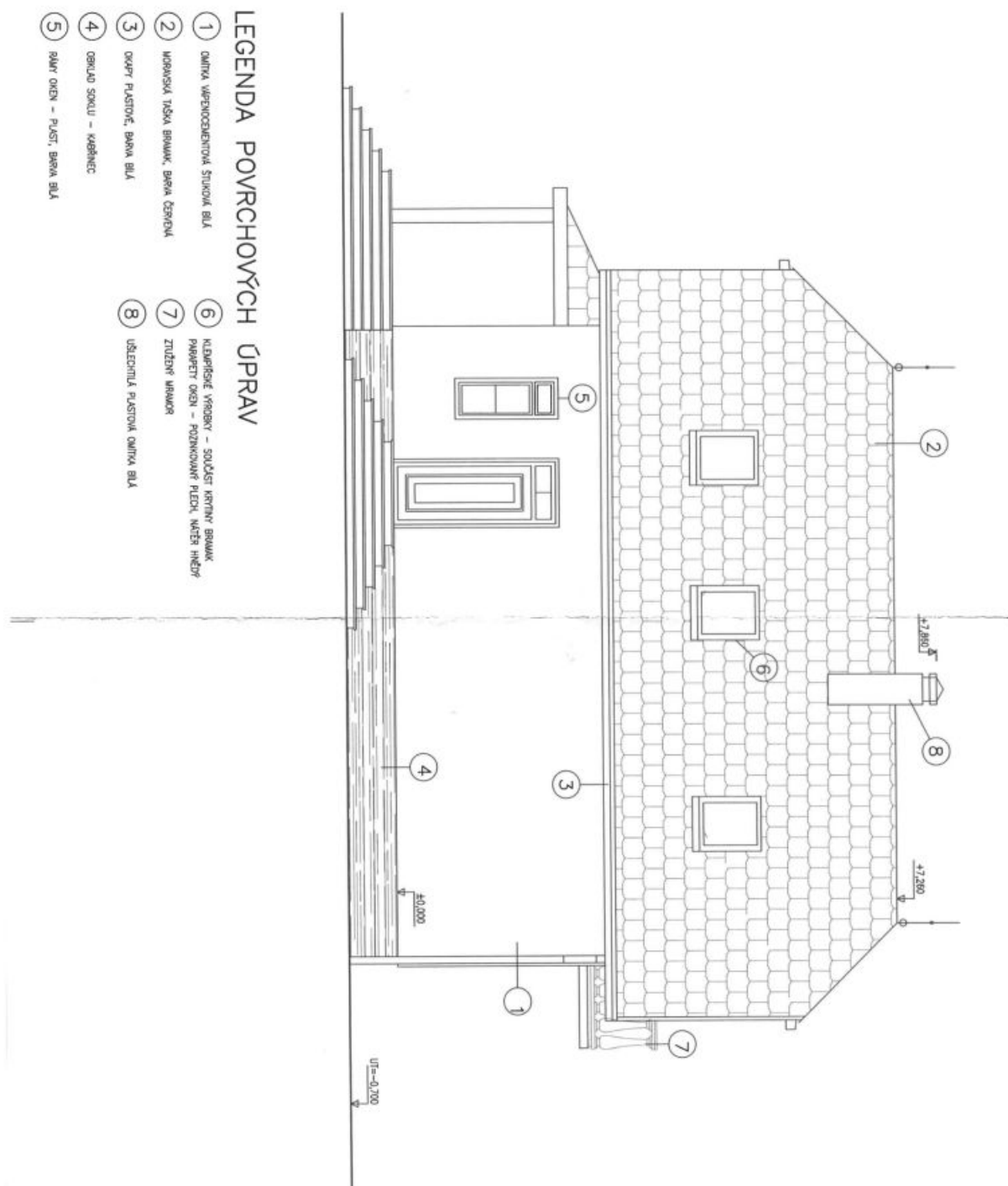




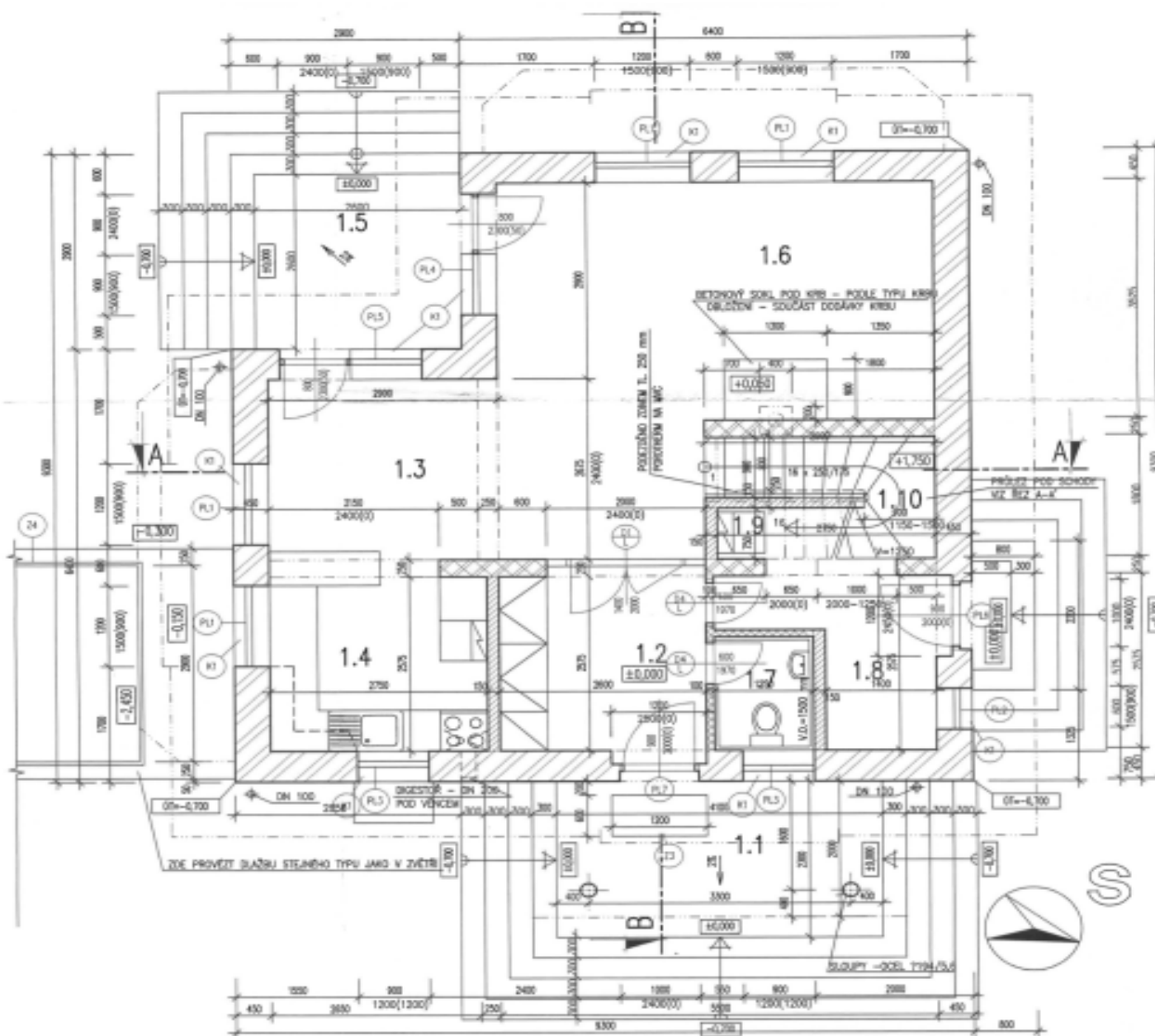
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ČÍSLO MÍST.	NÁZEV VĚSTNOSTI	PLOCHA (m ²)	POVRCH PODLAHY	SOKLY	POVRCH STĚN A STŘEŠE	OKRAJY
1.1	ZÁVĚR	8,2 m ²	KD	KD w=100mm	OV	—
1.2	HILA	6,7 m ²	KD	KD w=100mm	OV	—
1.3	JEDNĚ KOST	7,8 m ²	KD	KD w=100mm	OV	—
1.4	KOCHNĚ	7,8 m ²	KD	KD w=100mm	OV	KD HAD LUKU
1.5	TERASA	8,4 m ²	KD-1	—	—	—
1.6	ODPACI PORU	24,8 m ²	KOVKIL	LDM KOVKIL	OV	—
1.7	WC	1,8 m ²	KD	—	OV	KD w=800mm
1.8	SKLAD ZHRAO, POTEB	5,2 m ²	KD	—	OV	—
1.9	PRISTOP POD ROADY	3,5 m ²	KD	—	OV	—
1.10	SCHODNĚ	4,2 m ²	OV	LDM UŠTA	OV	—

SV - ODMĚR VÁPENNA ŠTUKOVÉ, 2x PAČKOVANÉ + MALBA PRÁKLE
 KD - KERAMICKÁ SLAŽBA
 KD-V - KERAMICKÁ SLAŽBA VNĚJŠÍ - MRAZOVZDORNÁ A PROTISKLIZNÁ
 KS - KERAMICKÝ OKRAJ
 KS - KERAMICKÝ SOŠ
 DS - OŘEVNÉ STUPNĚ, POSTUPNICE NAJEZ
 SKLOSTI PODLAH VZ RÝŽY A-A a B-B

 ZIRFO TL 450 mm Z CHELMON BLOK POROTHERM P10 NA MV
 ZIRFO TL 350 mm Z BLOK POROTHERM P15 NA MCS
 PRÍKOVÉ ZIRFO TL 150 mm Z CHEL. OF NA MCS
 PRÍKOVÉ ZIRFO TL 100 mm Z CHEL. OUT/INVOVO PA-CD
 (220d Abato) NA MV
 $\pm 0,000 = 700$ mm NAD UPRAVENÝM TERÉNEM

