



## House Four-bedroom (5+kk)

135 m², Prague 6, Nebušice, Malý dvůr

**Sold**



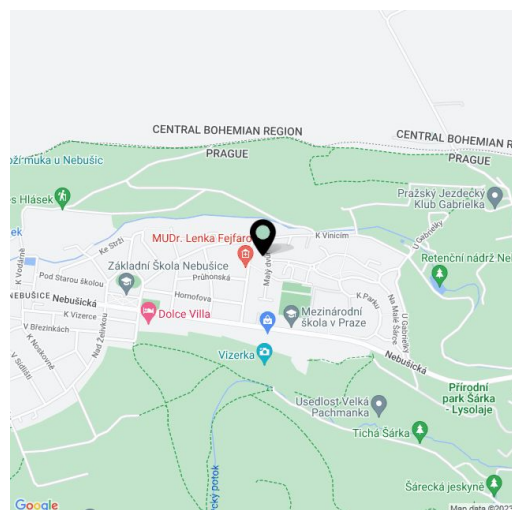


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Plot	354 m²
Foot print	164 m²
Garden	190 m²
Parking	Parking in garage
Garage	Yes
Cellar	-
PENB	G
Reference number	36376



This energy-efficient, two-story brick terraced house with views of a nicely maintained garden with mature trees and a swimming pool is part of the **Malá Šárka** gated community with its own security, popular especially among expats, thanks to its security, proximity to the prestigious **ISP international school**, and only a short drive from the airport. A clean and quiet location of **Prague 6 - Nebušice** surrounded by plenty of greenery.

The ground floor boasts a west-facing living room with an open plan kitchen and adjoining **garden terrace**, an entrance hall, a separate toilet, a **garage**, and a laundry room. Upstairs, there are 4 bedrooms, a bathroom (with a bathtub and shower), and a toilet. The insulated attic with a vinyl floor offers space for a game room, for example.

Facilities include **floating wooden floors**, white wooden Euro windows and **Velux skylights with mosquito nets**, blinds and shutters, Sapeli interior doors, a hardwood staircase, LED lighting, a new kitchen with built-in appliances and a natural stone worktop (**black granite**), built-in wardrobes, a fully equipped kitchen, a **Paradox** security system with a connection to a central station, or a new Geminox gas boiler with an external boiler. The roof is covered with new tiles, the terrace has a maintenance-free wood plastic floor. Parking is in the **garage** (with a direct entrance to the house), and up to 4 cars can park on a paved area in front of the house. The landscaped and irrigated west-facing garden provides a pleasant sitting area with plenty of **privacy** thanks to its mature trees.

The recently reconstructed house stands in a **secure area** with a minimum of traffic and professionally maintained greenery. There is a kindergarten and elementary school as well as the **ISP international school**, several restaurants, grocery stores, a pharmacy, a health center, or a post office. Transport connections are provided by buses, and the ride to the Bořislavka metro station and tram stop takes 6 minutes. The location is especially suitable for those who appreciate being within quick reach of the airport (10-minute drive). Nebušice is surrounded by the forests of the **Šárka Nature Park**, which is interwoven with hiking trails and bike paths.

Interior 135 m² (plus the game room and garage), built-up area 164 m², garden 190 m², land 354 m².