



225 m<sup>2</sup> Okrasná, Praha-Benice - Benice Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5549</b>	Price	<b>Sold</b>
Address	<b>Okrasná, Praha-Benice - Benice</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>225 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>326 m<sup>2</sup></b>	Built up area	<b>210 m<sup>2</sup></b>
Floor area	<b>210 m<sup>2</sup></b>	Garden area	<b>116 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>1</b>	Terrace	<b>14 m<sup>2</sup></b>
Year of construction	<b>1998</b>		

## About real estate

We offer exclusively for sale a fully equipped house 5+kt with terrace, garage and garden. The house is located in a popular location on the southeastern outskirts of Prague in Benice.

On the ground floor there is a hall with a spacious walk-in closet, guest toilet, living room with a fireplace, kitchen equipped with all appliances and a dining area from where is direct access to the garden. The entire ground floor has underfloor heating, imitation stone tiles and front-window electric shutters.

On the first floor there is bedroom with a large bathroom with underfloor heating, shower, bath and toilet. The bedroom has two dressing rooms, air conditioning and a beautiful view of the garden. Opposite the bedroom is a childrens room with a balcony and a walk-in closet, next door is a small bathroom with a shower and toilet.

On the second floor there is a spacious guest room, which has a small kitchen with stove and refrigerator, offering guests every comfort. Opposite the guest room is a study, which includes a storage room and an air conditioning unit. There is also a shower and toilet.

The garden has beautifully grown trees, which offers a feeling of privacy. There is a newly made garden terrace made of wood-plastic with an electric awning and a fireplace with barbecue.

Benice lies in the valley of the village, where the stream flows. The Botič - Milíčov Nature Park extends into this part of Prague. The location is equipped with all civic amenities, in close proximity are a wellness and fitness center, tennis courts, restaurants and a swimming pool. In neighboring Uhřetěves there is a kindergarten and primary school, post office, health centers, shops and restaurants. By bus you can get to the metro station Háje or the station Uhřetěves, from where are direct and frequent connections to the Main railway station.

Energy performance class G is listed only temporarily to meet legal requirements, the certificate is submitted for elaboration.