



268 m²

V pátém, Praha-Klánovice - Klánovice

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N5950	Price	Sold
Address	V pátém, Praha-Klánovice - Klánovice	Type	Houses
Category	Family House	Usable area	268 m ²
Number of rooms	5 and more rooms	Offer status	Sold
Land area	1 082 m ²	Built up area	200 m ²
Garden area	882 m ²	Energy performance of the building	G - Extremely uneconomical
Number of floors	2	Device	Partly
Garage	1	Balcony	6 m ²
Lift	No		

About real estate

We offer for sale a family house with an adjacent garden, located in Prague - Klánovice, in a quiet location full of greenery and in close proximity to the Klánovice forest. The two-storey house from 1995 is in good and well-maintained condition with the possibility of reconstruction and usability completely according to the new owner's ideas. The total area of the interior is 268 sqm, the land has a size of 1082 sqm.

On the first floor there is an entrance hall, a study, a separate kitchen with dining room and pantry, a spacious living room with fireplace (60.9 sqm), a bathroom with shower, a separate toilet, a utility room and an entrance to the garage (22.3 sqm). The west-facing garden is accessible both from the kitchen (possibility of creating a conservatory) and from the living room. The second floor is accessed by an oak staircase and offers a total of three separate rooms (one of them with balcony), a bathroom with bath, a separate toilet and a cloakroom.

The excellent layout and dimensions of the interior spaces allow for flexible use and the possibility to change in accordance with the owner's intentions, so that the housing fully meets all modern requirements. In addition, the living rooms are beautifully illuminated with views of the garden and surrounding greenery. Comfortable structural height of 3.3 m in the 1st floor and 2.6 m in the 2nd floor.

The building is rectangular in shape and partly adjoins the neighbouring house. The foundations are concrete, recessed, the vertical structures are made of aerated concrete. Horizontal structures are made of I-sections and ceiling slabs. The roof is wooden, gabled. Thermal insulation between the second floor and the roof is made of wool. The roof is made of red-brown concrete tiles. In the living rooms there are PVC and floating floors, in the corridors, kitchen and bathrooms there are ceramic tiles. The windows are plastic with double glazing. Heating is gas central with radiators, in the bathroom on the second floor there is underfloor heating. There are also fireplace inserts on the first floor. Water heating is solved by a new combined gas boiler with DHW tank. The house is connected to all utilities and has a working well.

In Klánovice there are complete civic amenities - kindergarten, primary and secondary school, shops, restaurants and opportunities for leisure activities. The main transport landmark is a direct train connection to Masaryk railway station to the centre of Prague. In close proximity is the sought-after Klánovice - Čihadla Nature Park. This urban district is one of the locations with the best environmental quality in Prague.

The energy performance class "G" is listed only temporarily due to the fulfillment of legal requirements, the certificate is commissioned for development.