



229 m<sup>2</sup>

Trnová, Praha-západ, Central Bohemia

26 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6638	Price	26 900 000 CZK
Address	Trnová, Praha-západ, Central Bohemia	Type	Houses
Category	Family House	Usable area	229 m <sup>2</sup>
Number of rooms	4 rooms	Land area	1 721 m <sup>2</sup>
Garden area	1 453 m <sup>2</sup>	Energy performance of the building	B - Very economical
Device	Yes	Garage	Yes
Terrace	Yes	Lift	No

## About real estate

We exclusively offer for sale a ground floor low-energy house 4+kt completed in 2021. This is a corner property in a residential part of the village Trnova. The house meets modern family living with plenty of daylight, emphasis on low running costs and is in line with the use of the latest technology, superior furnishings and natural materials. The house was not built as a development project, but was designed for the owner's own living from the very beginning.

The layout of the house is four bedrooms, with a total living area of 194.8 sqm and a garage for two cars of 34.5 sqm. The ground floor house has a main social area consisting of a kitchenette, a dining section and a living area (54.2 sqm). A pleasant bright hallway (34.2 sqm) runs through the house, giving separate entrances to the owner's bedroom (20.8 sqm) with dressing room (6.5 sqm) and adjoining bathroom with bath and toilet (13.3 sqm), to the master bedroom (20.6 sqm) with dressing room (5.9 sqm), to the second bathroom with toilet and shower (6.5 sqm), to the study (14.1 sqm) and to the utility room (8.5 sqm), which connects the living area with the garage.

The floors in the house are ceramic and wooden (oak). The doors are wooden with wooden panels. The kitchen is made of solid wood, the countertop is a combination of black chipped granite and solid wood. Kitchen appliances Miele brand are complemented by a French Godin stove with a cooker hood of the same manufacturer. In the living area there is a cozy fireplace with insert. The bathrooms are fitted with luxury sanitary ware from the English manufacturer Imperial Bathroom.

The house is built of durisol, the roof is covered with concrete roofing, the property has security wooden euro windows, which are screened by roller shutters. The front door also has security features. The house also has a security system. The heating in the house is underfloor. Thermal comfort is provided by the IVT AIR X 90 (air - water) pump. It is possible to supplement the building with solar panels, with which this pump would be compatible. The water is from the municipal mains, the property is connected to the sewerage system. There is a central vacuum system in the house.

The large garden is partly planted. On the property it is possible to build another gazebo with summer kitchen and swimming pool (connections are already built in the garden). In front of the living area there is a large terrace. A 7m<sup>3</sup> rainwater tank in the garden serves as a reservoir for watering.

The advantage of this property is the location in a popular area, good access to the center of Prague, close to nature, new construction, low energy house (category B), the use of quality materials and furnishings, wheelchair access.

The house is within easy reach of basic amenities. The village of Trnova is located in a pleasant location of Prague West, near the border of the capital city of Prague and near the town of Černošice.

We recommend a tour of the property.