Happy House Rentals, s.r.o.
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Is the estate atractive for you?
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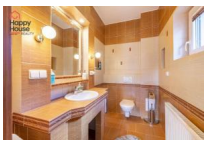
Sale of a furnished family house (320 sqm) with a balcony, terrace, cellar, garden (290 sqm), and garage, Prague 6 - Řepy, Gallašova Street



















22 790 000,00 CZK

including legal services and real estate agency commission

layout :	5+1 - 4 bedrooms	size :	320
city :	Praha	town quarter :	Prague 17
district :	Řepy	street :	Gallašova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, terrace, cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer for sale a detached two-story house with a four bedroom layout and a total area of 320 sqm on a plot of 400 sqm located in Prague 6, Řepy, Gallašova Street. The house is insulated, low-energy, partially basemented, and has a solar water heating system, which ensures very low living costs (electricity prepayments 6,000 CZK/month). On the ground floor, there is an entrance hall, living room with a wooden staircase and entrance to a covered terrace, kitchen with dining area and entrance to another terrace, separate toilet, pantry, and utility room. In the attic, there is a gallery, main bedroom with a dressing room and balcony, two more bedrooms, a study, bathroom, separate toilet, and pantry. Roof windows and skylights in the gabled roof provide ample light. One outdoor terrace is covered, the other has an outdoor brick fireplace. The kitchen features a kitchen island, American refrigerator, and a unit with built-in appliances - ceramic hob, electric and microwave oven, extractor hood, and dishwasher. The bathroom is equipped with a corner hydro-massage tub, shower enclosure, toilet, washing machine, dryer, and heated towel rail. The floors are covered with laminate floating floors, area rugs, and in the bathrooms and toilets, heated tiling. The house is connected to electricity, water supply, sewage, and heated by central heating with the possibility of using an alternative source (e.g., a fireplace insert). It is monitored by cameras and also has a

COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
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security system. The garden is irrigated automatically. Parking for one car in the garage and for another two on the property near the house. The house offers comfortable living in the quiet residential area of Řepy, which has long been a sought-after neighborhood due to its combination of urban comfort and direct contact with nature. Nearby the house, there are parks, sports facilities and all civic amenities - restaurants, shops, services, doctors, kindergartens, schools, and a Japanese school. Also close to Řepy Shopping Center or Metropole Zličín Shopping Center, which includes a multiplex cinema. Quick connection to the center of Prague - a bus stop a few minutes' walk from the house and further connection to the Metro A. The PENB certificate is not available, so the energy class G is listed. Whether you are buying this property as an investment for rent or not, we are happy to provide our above-standard services in the administration of housing units or mortgage consulting.