



## House Four-bedroom (5+kk)

€ 835 499 | CZK 20 900 000

254 m<sup>2</sup>, Praha-západ, Štěchovice





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Total area	254 m <sup>2</sup>
Plot	1 844 m <sup>2</sup>
Foot print	203 m <sup>2</sup>
Garden	1 641 m <sup>2</sup>
Floor area	202 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Garage for one car, additional parking space on the property
Garage	19 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	107621

**This spacious family house with a south-facing garden is located in a perfectly quiet area in a romantic landscape by the Kocába River, near the Slapy recreational area, and at the same time within easy driving distance of Prague.**

The entrance level of the house consists of a living room with a **fireplace** and access to a **sunny terrace**, an adjoining kitchen and dining area, a bedroom, a bathroom (with a bathtub and a shower), a separate toilet, a utility room, and a hallway with a passage to **the garage**. In the attic are 3 bedrooms, a bathroom (with a shower), a **walk-in wardrobe**, and a spacious gallery used as a study. All bedrooms, the living room, and the dining room are **south-facing** towards the **large garden**, which guarantees **complete privacy** and a rich supply of natural light.

The house was built in 2002 and partially reconstructed in 2015. Floors are **oak**; windows are also wooden. The heating is gas from the house's tank and water is from the municipal water supply. There is also a **well** in the garden. Parking is possible in the garage and on a paved area on the plot.

This nice area is located on the outskirts of the development on the border of the **Central Bohemia Nature Park**, which provides many hiking, nature, and bike trails through **deep forests**. The nearby **Slapy** reservoir is ideal for **swimming** or **water sports**, and there is also a **golf course** within reach. The town of Štěchovice has a kindergarten and elementary school, a grocery store, a café, and a restaurant, and from the center of Štěchovice you can take a direct bus to the **Smíchovské nádraží metro station**. By car, the trip to the outskirts of Prague or the Prague Ring Road takes only 20 minutes.

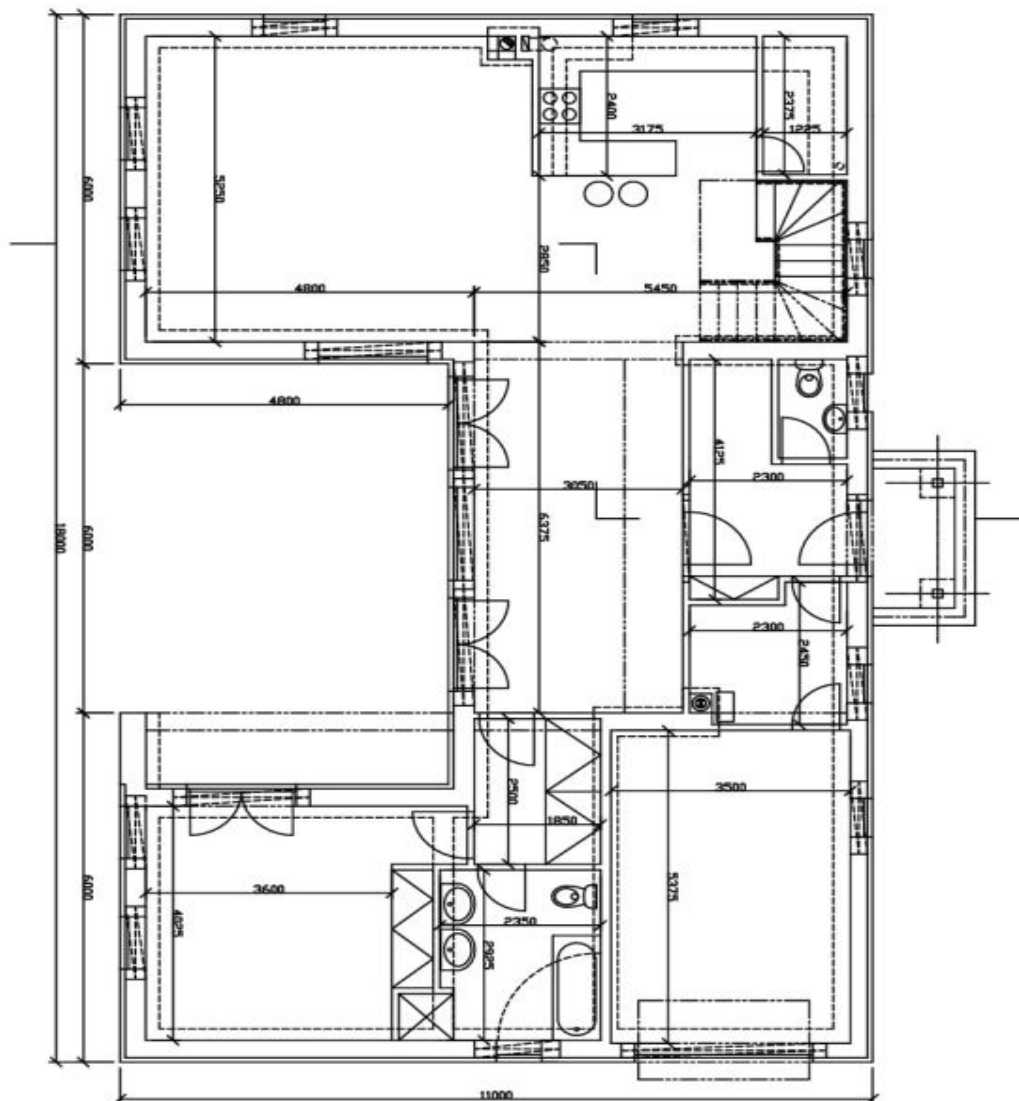
Total area 254.3 m<sup>2</sup> (of which terrace 33.5 m<sup>2</sup>, garáž 18.8 m<sup>2</sup>), built-up area 203 m<sup>2</sup>, garden 1,641 m<sup>2</sup>, land 1,844 m<sup>2</sup>.



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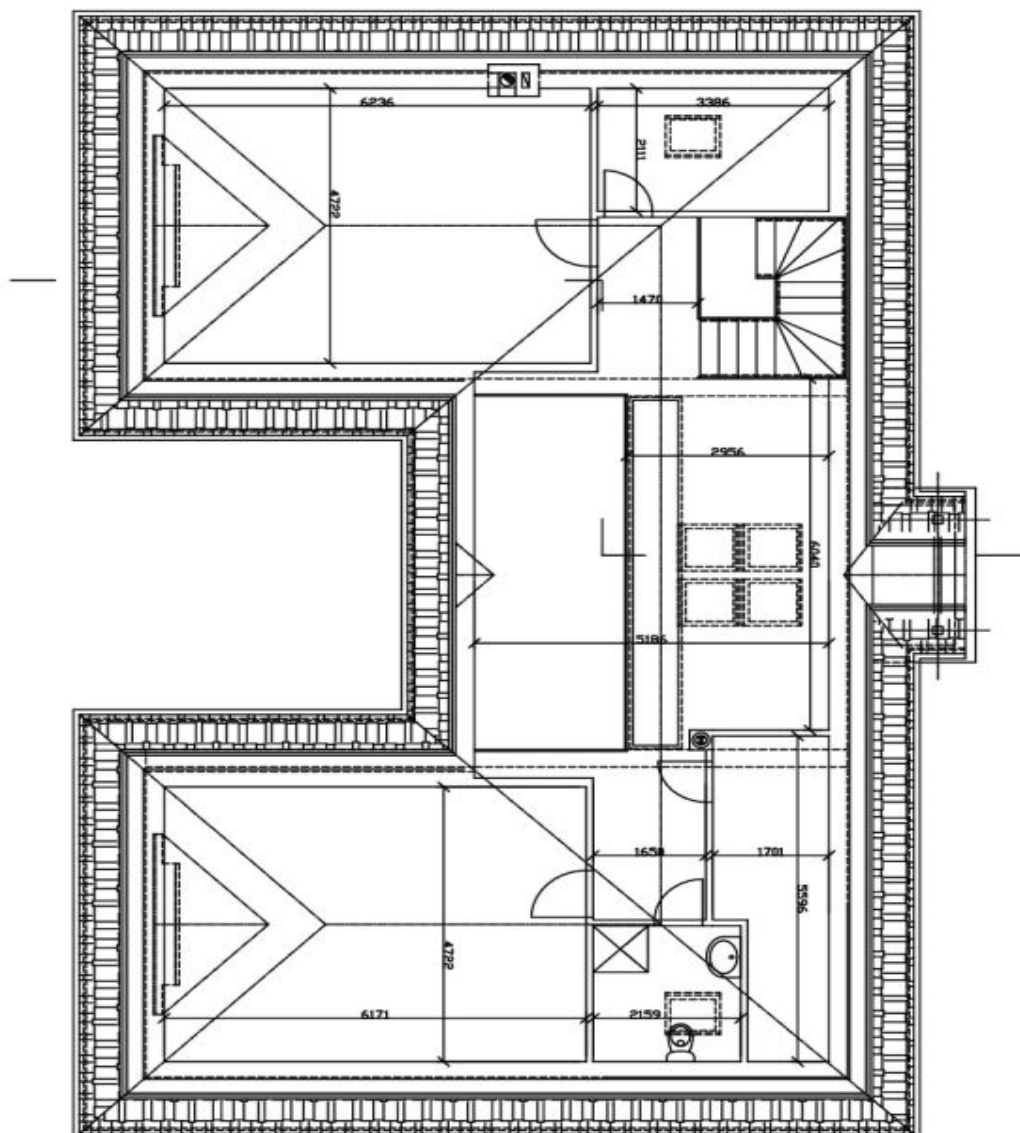
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