



## House Six-bedroom (7+1)

Sold

380 m<sup>2</sup>, Praha-západ





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Plot	1 873 m <sup>2</sup>
Foot print	393 m <sup>2</sup>
Garden	1 480 m <sup>2</sup>
Parking	Garage on the plot
Garage	Yes
Cellar	-
PENB	G
Reference number	27853

The south-facing house from the 1930s with views of the valley of a picturesque river stands in a traditional villa development on the edge of a protected landscape area. The village with all services and fast connections to Prague is a traditionally sought-after residential location.

The layout of the house with a cellar offers the possibility of creating **three separate units**: the staircase is separated from the living area on each floor by a door. The ground floor consists of a **3-bedroom apartment** with a balcony, which includes a living room with an **American stove**, a separate fully equipped kitchen with an original oven and window to the garden, a dining room, 2 bedrooms, a pantry, a porch, a bathroom with a toilet, and a separate toilet. The second floor with its own entrance from the garden offers a **2-bedroom apartment** with a terrace. In the attic, there are 3 rooms and a **possibility of extending the living space**. The main rooms on all floors face south and provide stunning views of the picturesque landscape.

The impressive atmosphere is created by **wood parquet floors**, doors and casement windows with original handles, a wooden staircase, and a wood-paneled hall. Heating is by electric heaters, gas and sewerage system connections are at the edge of the plot. In the well-kept garden with tall trees, flowering shrubs, or a water lily pond, you will find a number of romantic seating area where you can enjoy unique views. Parking is in front of the house or in a smaller garage (can be extended).

The quiet and sought-after traditional residential area offers complete amenities: there are shops, including a supermarket, two elementary schools and several kindergartens, a children's and family club with hobby groups and educational activities, a restaurant, a stylish bistro, a sweet shop, a pharmacy, a cinema, and many opportunities for active relaxation (cycling, tennis courts, winter stadium, countless cross-country or hiking trails in the Brdy forests or along the river). **Easy access to the center of Prague by train and by car** - a few minutes by car to the outskirts of Prague or by train to the Smíchovské nádraží metro station (line B).

The interior is approx. 380 m<sup>2</sup>, built-up area 393 m<sup>2</sup>, garden 1,480 m<sup>2</sup>, plot 1,873 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.