



## House Six-bedroom (7+kk)

Sold

250 m<sup>2</sup>, Prague 9, Klánovice





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Plot	1 058 m <sup>2</sup>
Foot print	306 m <sup>2</sup>
Garden	752 m <sup>2</sup>
Parking	3 garage parking spaces.
Cellar	-
PENB	C
Reference number	28436

This renovated family villa from 1924 with its original Neo-Romantic architecture stands in the middle of a beautiful garden with a swimming pool in an attractive, quiet location combining close proximity to nature and all civic amenities, and at the same time within easy reach of the center.

The ground floor features a living room and a generous kitchen with a dining room connected naturally to the garden, and a partly covered terrace that leads to the **outdoor swimming pool**. There is also a guest bedroom, a **winter garden**, a bathroom, a separate toilet and an entry hall with a staircase. Upstairs there is a hall with entrance to all rooms: master bedroom with walk-in wardrobe, another 2 bedrooms with shared walk-in closet, bathroom, extensive study and separate toilet. The south-eastern bedroom is adjacent to a balcony accessible from the bathroom, the second balcony facing the garden is available from the hall. The attic and cellar provide storage space.

The interior completely matches the style of the villa. **Parquet and wooden plank flooring**, wooden windows with outdoor roller shutters. In the living room, there is a **fireplace** and renovated furniture from the 1920s. The fully-equipped stylish kitchen has everything needed for cooking, including an **iconic cast-iron stove by AGA**. A gas boiler provides heating. The house has a **garage for 3 cars**. In the carefully maintained garden there is a **well** for irrigation.

The house is part of a traditional residential area on the edge of a **natural park**, near a kindergarten and primary school, shops, pharmacies, cafes, restaurants, football field, tennis courts and a swimming pool. Within walking distance, there is also a bus stop and a **train station with fast and direct connections to the city center**.

Interior 250 m<sup>2</sup>, garage 88.6 m<sup>2</sup>, built-up area 306 m<sup>2</sup>, garden 752 m<sup>2</sup>, plot 1058 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.