svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Six-bedroom (7+1)

Sold

696 m², Praha-východ, Jevany, Pražská

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
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+420 724 551 238

Bratislava
+421 948 939 938

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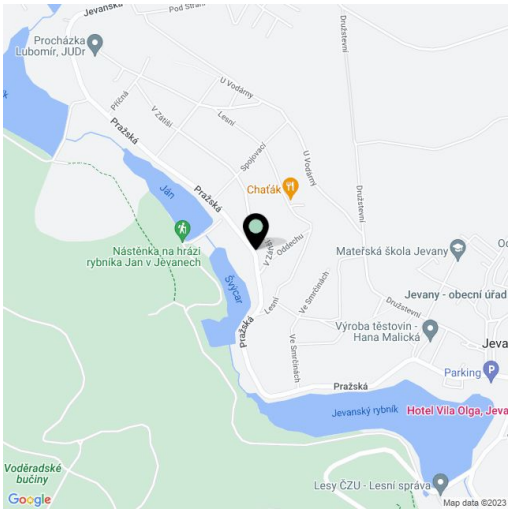
Plot	2 807 m²
Foot print	415 m²
Garden	2 392 m²
Parking	Garage for 4 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33975



Unique offer of a villa from the 1930s, previously owned by world-famous pop singer Karel Gott for several years. Surrounded by an extensive garden, the villa is set in a pleasant location near the village of Jevany with an impressive atmosphere, pristine nature, and within easy reach of Prague. The property is suitable for dignified and multi-generational family housing, or for business purposes.

The ground floor consists of a lounge with a **fireplace**, an adjoining dining room, a **terrace**, and a TV room, a kitchen, a dressing room, a foyer, a bathroom, and a toilet. On the 1st floor, there are 2 bedrooms with en-suite bathrooms, a study, and a staircase hall. The attic has a bedroom, a bathroom, and a dressing room. The large basement is divided into a **relaxation zone** with a **swimming pool,** a sauna, a **wine cellar**, a **room** with ventilation, a bathroom, and a utility room. There is also a direct entrance to the villa from the garage.

There is a newly built **separate house** on the plot with a total area of **100 sq. m.** suitable for guests or as housing for the property caretaker. The private driveway guarantees the safety and comfort of the residents of the main building.

The villa was built between 1927–1930 **for factory owner Alois Köppel** and his wife. In 1947, the couple sold the villa to agricultural engineer Roček, whose family owned the house until 1969, when it was purchased by **Karel Gott**. At the beginning of this century, the villa housed Gott's museum. The property has been **completely reconstructed** (including modern technologies) and it is offered **for sale in a state of "white walls"** i.e. before the completion of the final surfaces and the installation of bathroom fixtures. Gas heating. The house is connected to the sewerage system and the municipal water supply, there are also **2 water wells.** The pool has an independent filter unit. Parking is in a **garage for 4 cars.**

The villa stands is a quietly area near Vyžlovský Pond, **less than a 30-minute drive from Prague**. Nearby, there is a kindergarten and elementary school, a post office, a restaurant, a pizzeria, an open-air cinema, and a children's playground and football field. Other civic amenities are in neighboring Kostelec nad Černými Lesy or nearby Říčany. The wide area of the **Voděradské bučiny nature reserve** offers a wide range of active leisure activities in the fresh air.

Useable area 696 m², built-up area 415 m², garden 2,392 m², land 2,807 m².

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

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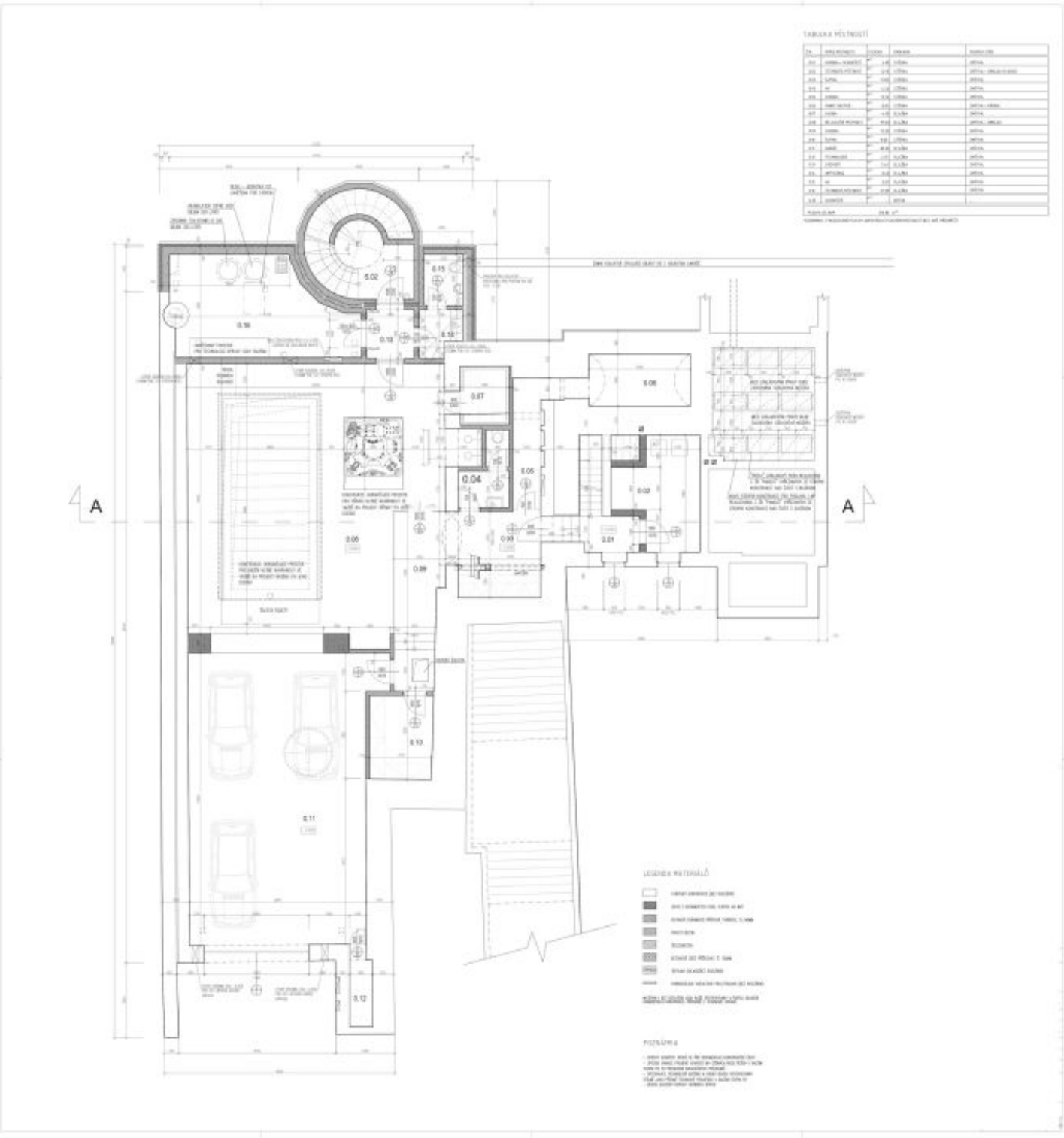

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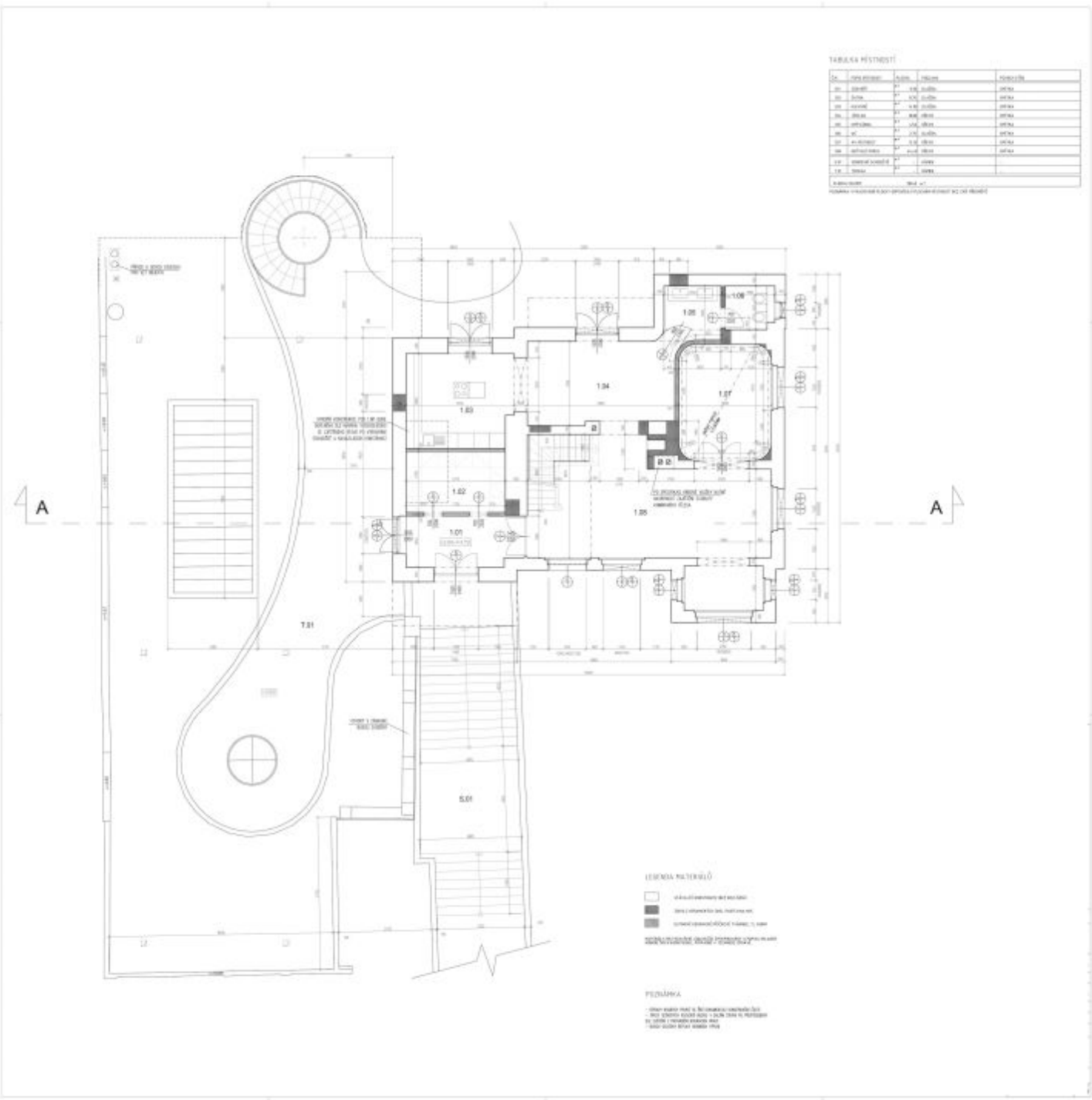

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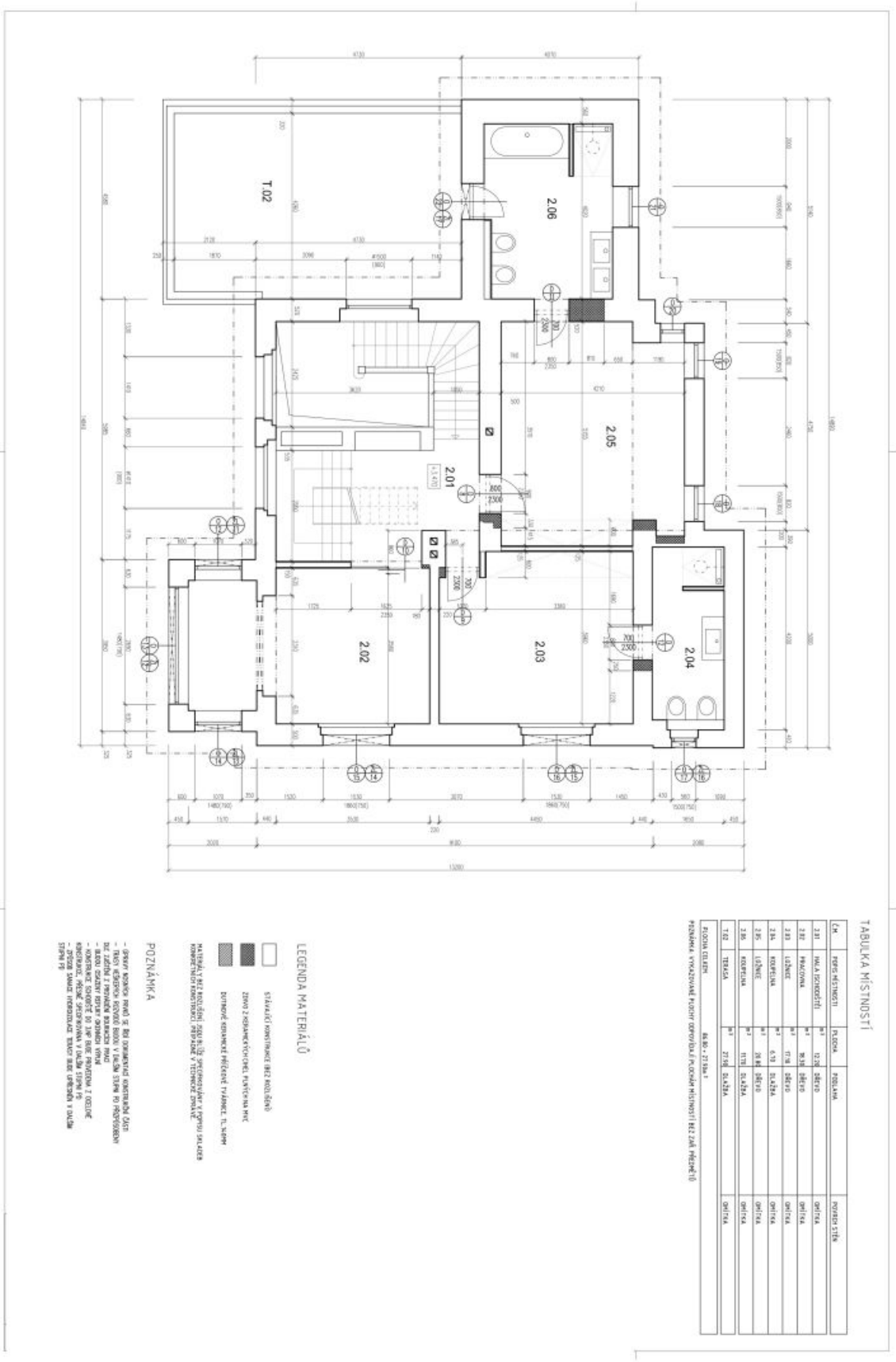

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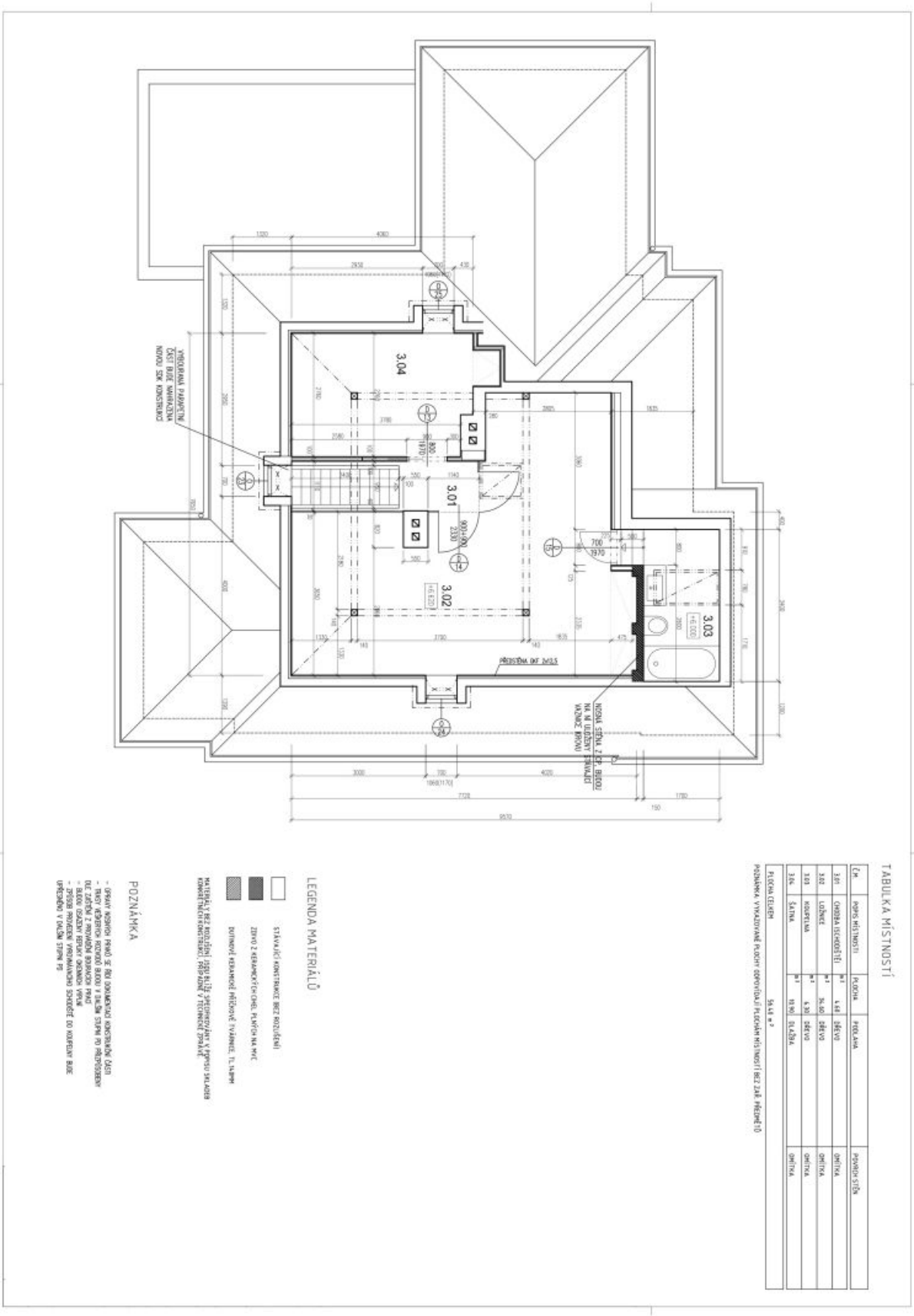

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