



## House Four-bedroom (5+kk)

Sold

398 m<sup>2</sup>, Prague 5, Smíchov, Peroutkova





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Total area	398 m <sup>2</sup>
Plot	655 m <sup>2</sup>
Foot print	242 m <sup>2</sup>
Garden	400 m <sup>2</sup>
Floor area	333 m <sup>2</sup>
Parking	2 double garages + smaller garáž
Garage	65 m <sup>2</sup>
Cellar	Yes
PENB	G
Reference number	101079

**This generously apportioned, multi-generational family house with an elevator, first-class equipment, and a southeast-facing mature garden guaranteeing perfect privacy is located in an attractive place in a quiet residential part of Prague 5 in Malvazinky.**

The ground floor consists of a living room connected to a **garden terrace**, an adjacent kitchen, a dining room with access to the **terrace**, a study separated by a sliding door, a **dressing room**, a separate toilet, and an entrance hall. On the 1st floor is a master bedroom with a bathroom (bathtub, shower, bidet, toilet), another 2 bedrooms, and a central bathroom (shower, bidet, toilet). The 2nd floor contains a separate **1-bedroom attic apartment and a study** with access to a **roof terrace with beautiful views**. The basement contains a large **game room/gym**, a bathroom, a shower, a toilet, a small kitchen, and a utility room. There is a "dry foot" entrance to the **garage** from the basement and the entrance hall on the ground floor.

The house has been completely renovated, and has an elevator, air-conditioning, hardwooden floors, poured floors, high-quality tiles, built-in furniture and custom-made storage space, electrically controlled window blinds, and an alarm. The kitchen is fully equipped with built-in appliances, and the living room has a designer wood-burning fireplace. There is a **double garage** and a **second garage** for a small car or motorbike.

A prestigious location in the traditional villa district of Malvazinky with plenty of greenery. Within a short driving distance is the French Lyceum, the English Nessie elementary school (part of the Park Lane international school), and the Smíchov center of Anděl with everything you need; a metro station 5 minutes away by bus, with a stop not far from the house.

Usable area 397.94 m<sup>2</sup>, built-up area 255 m<sup>2</sup>, garden 400 m<sup>2</sup>, plot 655 m<sup>2</sup>.

