



## House Five-bedroom (6+kk)

Ask for price

351 m<sup>2</sup>, Prague 5, Hlubočepy







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Total area	351 m <sup>2</sup>
Plot	878 m <sup>2</sup>
Foot print	156 m <sup>2</sup>
Garden	677 m <sup>2</sup>
Floor area	316 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Double garage + outdoor parking space
Garage	Yes
Cellar	Yes
PENB	E
Reference number	101323

**Perfect, unobstructed views of the Vltava Rive valley and the surrounding green hills, an interior precisely thought out to the last detail and plenty of space inside and in a carefully maintained garden with a heated swimming pool are offered by this family house (separate half of a semi-detached house) that has recently been modernized. The stylish building is located on a quiet one-way street near Chuchelský Grove, in an original residential area popular among the movie stars and successful businessmen of the 1930s.**

The partly sunken basement consists of an open concept living room, a kitchen, a dining room, and French windows open towards the **garden**, as well as a **relaxation area** with a **sauna**, **wine cellar**, and toilet. The ground floor (street level) consists of 2 bedrooms with en-suite wardrobes and access to the **terrace**, a bathroom (with a bathtub, sink, and toilet), a large storage room, and an entrance hall. The first floor offers 2 rooms (one with a **balcony**) and a spacious bathroom (with a shower and toilet), and the attic is used as a **gym/game room**. There is also a server room and storage space.

The house was built **in the 1960s**. The exterior has retained its original appearance characterized by unique and heritage-protected **scraped plaster**, and the interior is the product of **professional designs** in a completely **modern air**, which does not in any way disturb, but rather develops the original architectural plan. **High-end features** include **waxed hardwood floors**, south-facing double-glazed wooden windows with exterior blinds, **Schüco** aluminum entrance doors with an electromechanical fingerprint lock, sliding patio doors of the same brand, a **veneer kitchen** with a **Corian** worktop and **Miele** and **Siemens** appliances (including built-in coffee maker), a Siemens washer and dryer, quality built-in furniture, a **central vacuum cleaner**, **air-conditioning**, a **camera system**, a **Somfy TaHoma smart home system**, and a **Sonos** audio system throughout the house. A pleasant feeling of warmth is provided by the **tiled stove** in the living room. The primary heating source is a Vaillant gas boiler with a DHW tank, the flooring in the bathrooms, hall, and kitchen is heated by electric mats. In the garden with many **romantic nooks** is a renovated **swimming pool** (new foil, filtration, and heat pump heating) and plenty of space for relaxation, games, and growing ornamental or useful plants. Parking is provided by a **double garage**.

**The quiet** traditional residential district with many **architectural gems** with stately gardens, in close proximity to the **extensive Radotínsko-Chuchelský háj nature park**, guarantees **complete privacy** and immediate **proximity to nature**. A complete infrastructure is quickly accessible by car or bus, which can be used to get to the Smíchovské nádraží metro station.



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Usable area 351 m<sup>2</sup> (of which interior 316 m<sup>2</sup>, terrace 35 m<sup>2</sup>), built-up area 156 m<sup>2</sup>, garden 677 m<sup>2</sup>, plot 878 m<sup>2</sup>.