



House Five-bedroom (6+kk)

Ask for price

351 m², Praha 5, Hlubočepy





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Total area	351 m ²
Plot	878 m ²
Foot print	156 m ²
Garden	677 m ²
Floor area	316 m ²
Terrace	35 m ²
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 m² (of which interior 316 m², terrace 35 m²), built-up area 156 m², garden 677 m², plot 878 m².