



## House Five-bedroom (6+1)

450 m<sup>2</sup>, Prague 6, Střešovice

Ask for price





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Plot	894 m <sup>2</sup>
Foot print	326 m <sup>2</sup>
Garden	568 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	101765

**This very spacious family villa from 1930s with an elegant interior combining preserved period craftsmanship elements with modern ones is surrounded by a large well-maintained mature garden in the noble residential district of Prague 6 - Střešovice.**

The practical layout allows multi-generational families to live in or use a separate part in the basement for comfortable guest accommodation or rentals. On the ground floor is a living room connected to the kitchen and dining room, a separate toilet, an entrance hall and a lounge/reading room with access to the **conservatory** and beyond **to the garden**. The first floor consists of 3 bedrooms, a bathroom (with bath, shower and two sinks) and a separate toilet. One bedroom leads to the **balcony**. **The air-conditioned attic** with certified **wooden beams** contains 1 spacious room suitable for example for a master bedroom or study, after dividing the area, 2 children's rooms can be created. There is also a smaller room (with water supply, possible use e.g. as a dressing room with laundry), a bathroom (bathtub, shower, 2 sinks) and a separate toilet.

The basement with its own side entrance, thanks to which it can also be used as a **separate unit**, consists of a living room, a full-sized summer kitchen with **access to the garden**, a bedroom with a **dressing room** and a bathroom (shower, toilet), floor heating, air recovery, a **wellness area with a Finnish sauna** and a corner bathtub and a toilet.

The villa was completed in **1932**, and a **double garage** was added in 1989. The **last complete renovation** took place in 2017. **Waxed oak parquet floors, cast iron radiators, Italian large-format tiles, original wooden stairs**, new massive interior doors and casement windows from **Janošík** add to the dignity of the interior. The bathrooms have heated tiles, **Villeroy & Boch** sanitary ware and **Hansgrohe** faucets. The house is guarded by a **Jablotron** security system with smoke detectors and a connection to the central station. Heating is provided by 2 Buderus gas boilers. The beautifully landscaped south-facing garden with massive trees and ornamental shrubs is equipped with **automatic sprinkler** irrigation.

**The pleasantly quiet residential area** breathes history and stands out with lots of greenery. Within walking distance is the international kindergarden and Park Lane International School, as well as a state elementary school, a cafe, a medical facility, a sports hall or the popular **Na Petynce swimming pool**. You can take a tram from the nearby stop to the A Hradčanská metro station in no time, and by car you can quickly connect to the tunnel complex or get to the airport.



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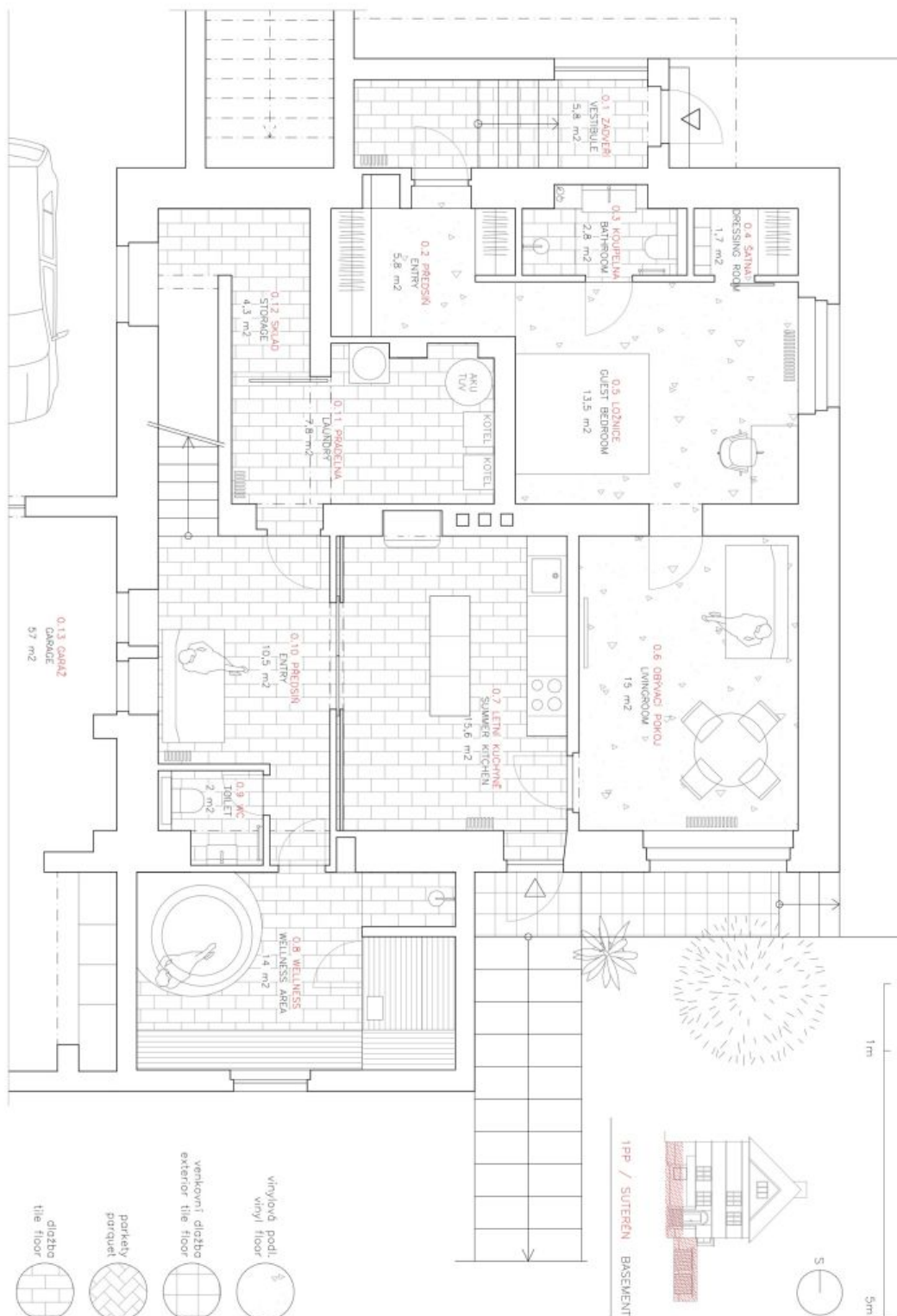
Usable area 450 m<sup>2</sup>, built-up area 326 m<sup>2</sup>, garden 568 m<sup>2</sup>, plot 894 m<sup>2</sup>.



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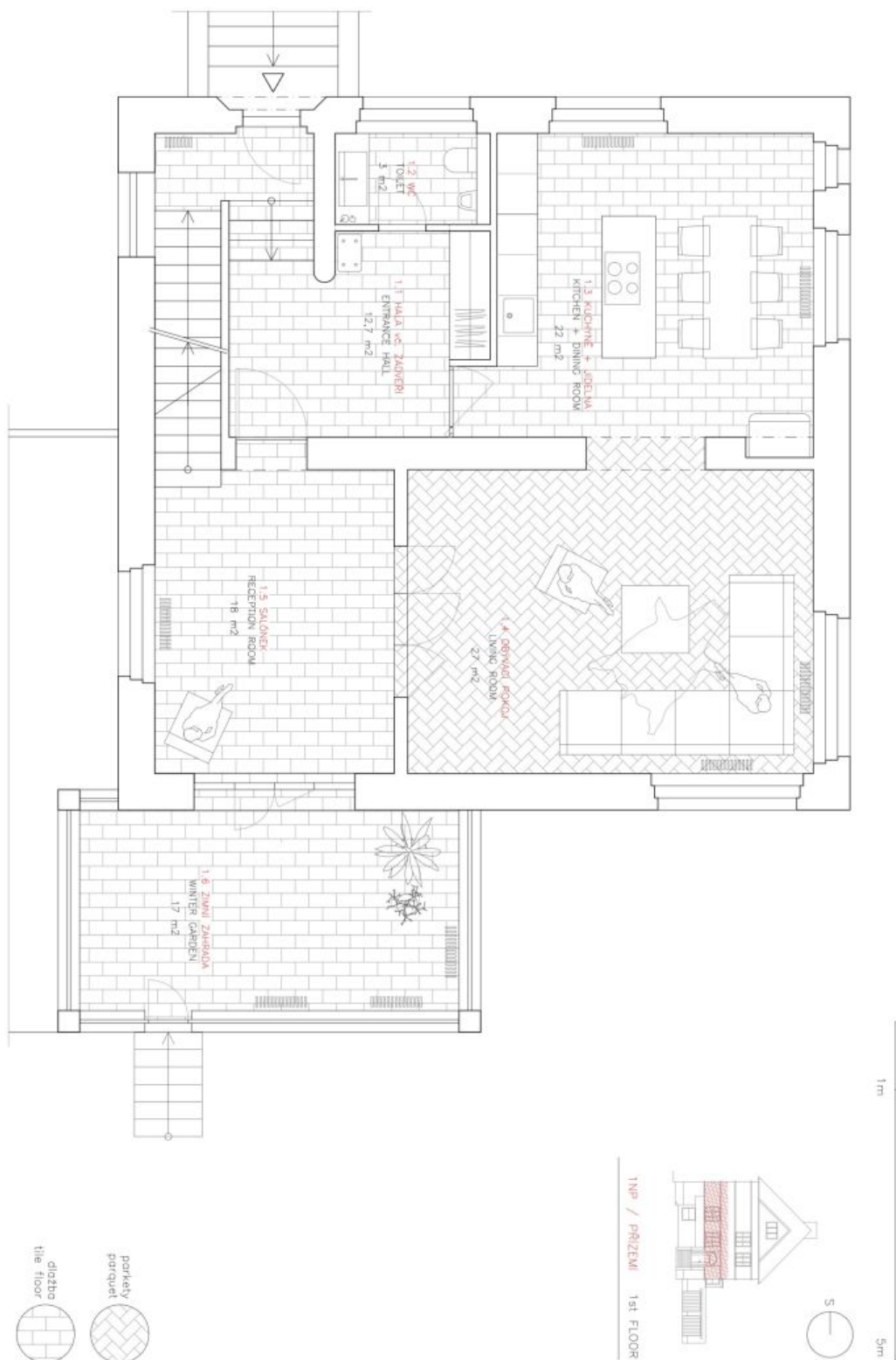




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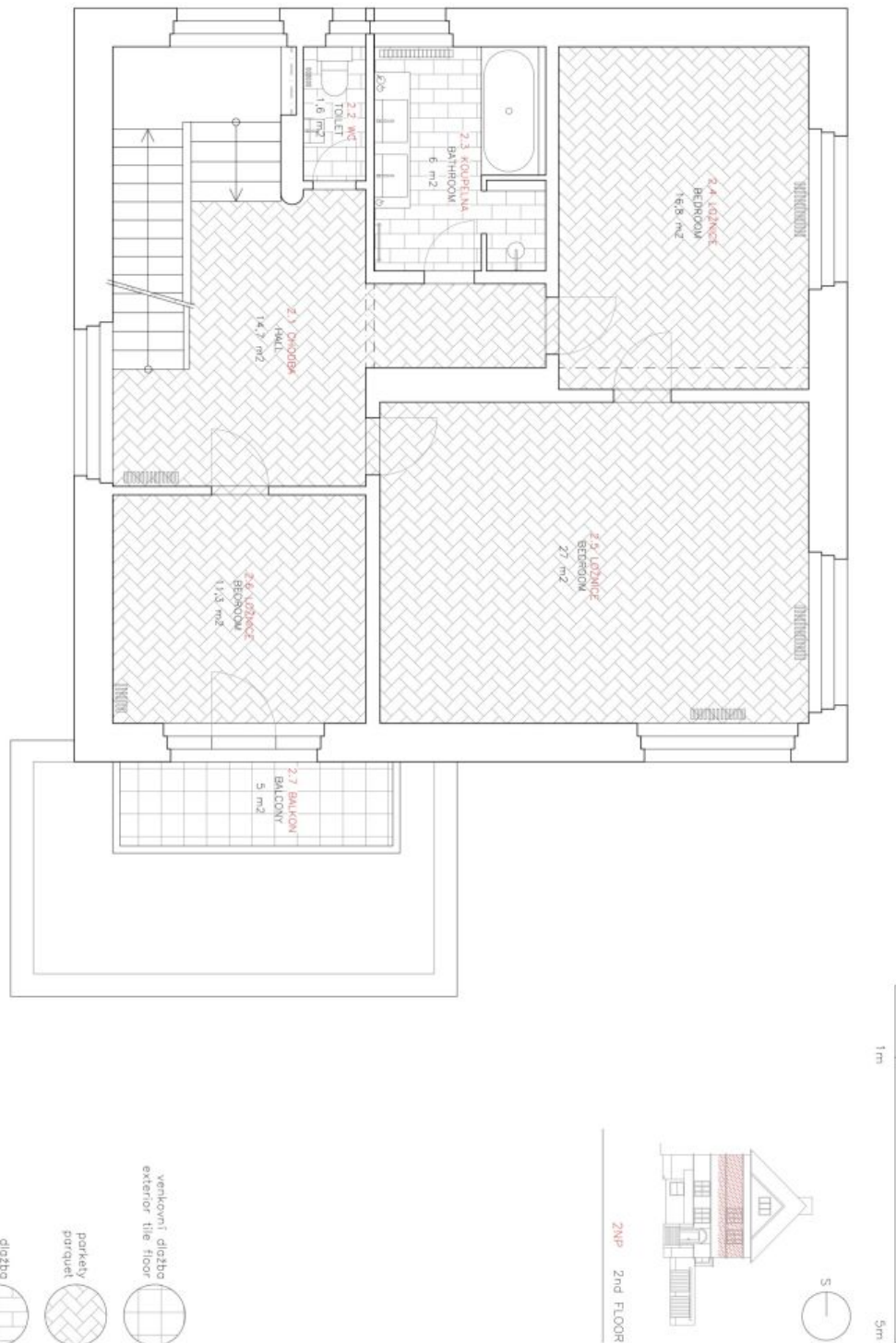




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