



## House Six-bedroom (7+1)

Sold

321 m<sup>2</sup>, Praha-východ, Senohraby, V Břízkách





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Usable area	321 m <sup>2</sup>
Plot	2 261 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Floor area	292 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	F
Reference number	102373

**This stylish renovated villa from the 1930s with a mansard roof and a semi-circular bay window is surrounded by a large mature and well-maintained garden in a traditional, quiet residential area near the center of the village of Senohraby in the middle of the beautiful nature of Posázaví near Prague.**

The basement, with sufficient **access to daylight**, contains a **study** and guest room, a small bathroom, a storage area, and a boiler room. On the ground floor is a spacious entrance hall, kitchen, living room, and study, which connect to each other and create a spectacular space. There is also a toilet, a walk-in wardrobe, and a **winter garden** with views and access to the garden. The 1st floor consists of a master bedroom with its own bathroom, dressing room, and balcony, another bedroom, and a second bathroom with access to a **large terrace** offering **nice views of the green surroundings**. In the attic is another bedroom with the possibility of installing a bathroom.

The villa was built in 1927; in 2003 it was **completely reconstructed**, preserving **the original architectural character**. Floors are wooden and tiled, the Euro windows are also wooden, and the attic has **exposed beams**. Heating is provided by a gas boiler. **The well-maintained garden** with an area of **more than 2,000 sq. m.** is partly flat, partly gently sloping, and decorated with **solitary mature coniferous and deciduous trees**.

There is a kindergarten and elementary school or a grocery store within a short walking distance, and in less than 10 minutes on foot you can get to a railway station convenient direct connections to **Prague's Main Station**. Traveling to Prague by car is simplified by the nearby D1 highway. Senohraby is surrounded by the beautiful nature of the region of the **painter Josef Lada**, and nearby is the **romantic ruins of Zlenice Castle**, known from his drawings, with a stylish **swimming pool** just below it.

Usable area 320.6 m<sup>2</sup> (of which interior 292.1 m<sup>2</sup>, terrace 22 m<sup>2</sup> and balcony 6.5 m<sup>2</sup>), built-up area 139 m<sup>2</sup>, garden 2,122 m<sup>2</sup>, plot 2,261 m<sup>2</sup>.

