



House Four-bedroom (5+1)

474 m², Prague 5, Hlubočepy, Barrandovská

€ 1 587 220 | CZK 39 990 000





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Usable area	474 m²
Plot	1 433 m²
Foot print	233 m²
Floor area	360 m²
Terrace	52 m²
Parking	Yes
Garage	Yes
Cellar	62 m²
PENB	G
Reference number	103015

Exceptional opportunity to purchase a user-friendly villa by the respected architect Vladimír Grégr, the first in a group of his designs influenced by a trip to southern Europe. This romantic villa is part of the Barrandov city conservation zone, with a southeast-facing garden adjacent to the house providing impressive views of the surrounding mature greenery and distant surroundings, as well as from the windows and terrace.

In the basement is 1 room, a toilet, a laundry room, a boiler room, and several separate rooms with storage space. On the ground floor is a living room with a **large bay window** and access to the **terrace**, a separate kitchen with a pantry and an entrance hall with a walk-in wardrobe. Half a floor above, there are 2 bedrooms and a bathroom. A staircase leads from the terrace to the **terraced garden**.

The villa was built in **1932 for the Board of Directors of the State Bank**. The villa is characterized by a considerable overhanging roof, **dark unpainted wood**, rough scratched plaster, and large **glazed areas**. An interesting detail is the **rounded glass** at the entrance to the terrace; the plinth is made of **rough-hewn stone**. In the interior, valuable original **architectural and craft elements have been preserved**. The offer includes a detailed measurement of the building for the purposes of possible reconstruction and a study for the extension of the garage and the existing house with a studio prepared by a renowned firm. The object is monitored by a camera system connected to a central station.

The **unique villa district** is nestled among **several natural monuments** high above the Vltava Valley. There are **film studios** nearby, kindergartens and elementary schools, a supermarket and other shops, a health clinic, a post office, and other services are within a short driving distance. By car, you can quickly connect to Strakonická Street and the South Connecting Road, and public transport is provided by buses to the Smíchovské nádraží metro station or to the Geologická tram stop.

Usable area 423 m² (of which interior 211 m², cellar 62 m², attic 150 m² and terraces 52 m²), built-up area 233 m², other area with possible use as a garage 33 m², garden 1,200 m², land 1,433 m².

