



House Four-bedroom (5+kk)

Sold

390 m², Praha-západ, Černošice, Moravská





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Usable area	390 m ²
Plot	928 m ²
Foot print	183 m ²
Garden	745 m ²
Floor area	296 m ²
Terrace	53 m ²
Parking	Double garage
Garage	41 m ²
Cellar	-
PENB	C
Reference number	103374

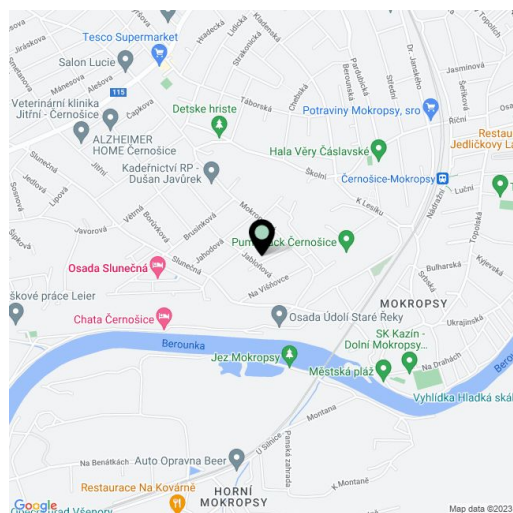
This modern family house with a beautiful mature garden decorated with solitary trees stands on a southeast-facing slope overlooking the Berounka River valley, in the lower part of the picturesque town of Černošice. The popular residential area stands out for its beautiful nature, excellent civic amenities, and easy access to Prague.

The entrance level is dominated by a large living room with an adjoining kitchen and dining area. In the east wing is a **study** and a master bedroom with a **walk-in wardrobe** and **en-suite bathroom**. Also on this level is a utility room accessible from the kitchen, a separate toilet, an entrance hall, and a walk-in wardrobe. Sliding doors in the dining room lead to a **garden terrace** for outdoor dining. Upstairs, accessible by stairs from the hall, is a bedroom with an **en-suite bathroom** and 2 further bedrooms, each with its own dressing room. There is also a central bathroom, a separate toilet, and a storage room. The two bedrooms have access to the **south-facing terrace with wonderful views of the garden** and the **wooded hillside** on the opposite side of the river.

The brick insulated house was completed in 2016. Floors are **wooden, vinyl, and concrete with underfloor heating**. The heat source is a **gas boiler**, with heated towel rails in the bathrooms. Aluminum windows with **insulating triple glazing** let in a plenty of daylight. The intensity of the lighting can be regulated using **exterior blinds**. During the construction and furnishing of the interior, **quality materials and equipment of a higher standard** were used (concealed door frames, concealed skirting boards, magnetic locks in the doors, designer furnishings). Parking is provided in a **double garage** with an entrance directly from the street. **The grassy flat garden with automatic irrigation** is decorated with original and newly planted **trees, ornamental shrubs and a pond**.

The place provides **peace, clean air, and a rural atmosphere**. There is a kindergarten and elementary school or a sports hall within a convenient distance, private kindergartens and schools also operate in the city, and the construction of a **high school** is planned. There are restaurants and cafes to choose from, and shopping opportunities are also good. The Černošice-Mokropsy train station, from which you can comfortably travel to the center of Prague at Smíchov or the main station, is a **10-minute walk away**. Černošice is surrounded by beautiful nature, on one side the **Český karst PLA**, on the other the **Berounka River valley** and the **Hřeby nature park**.

Usable area 389.98 m², of which double garage 41 m², terraces 35 m² and approx. 18 m², built-up area 183 m², garden 745 m², plot 928 m².

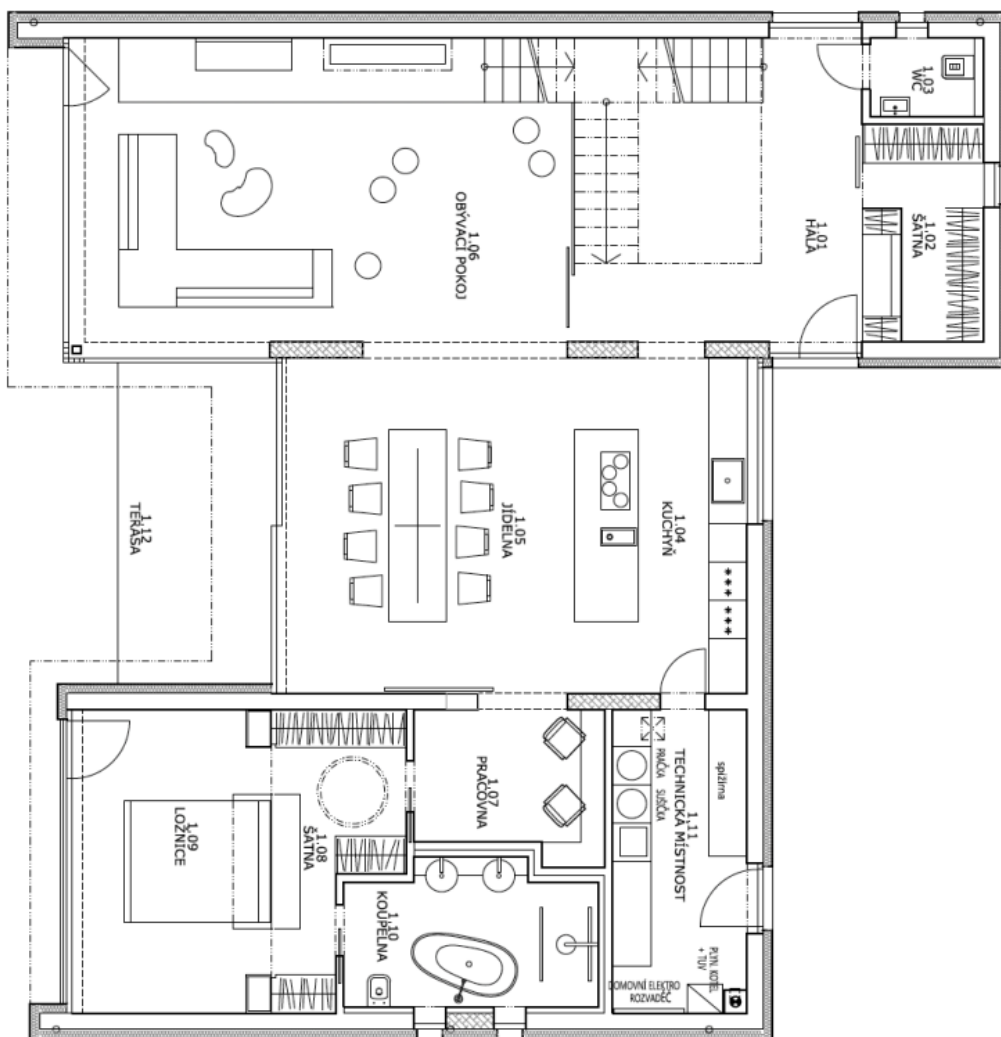




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