



## House Six-bedroom (7+1)

€ 5 581 | CZK 140 000

373 m<sup>2</sup>, Praha-západ, Černošice, Libušina





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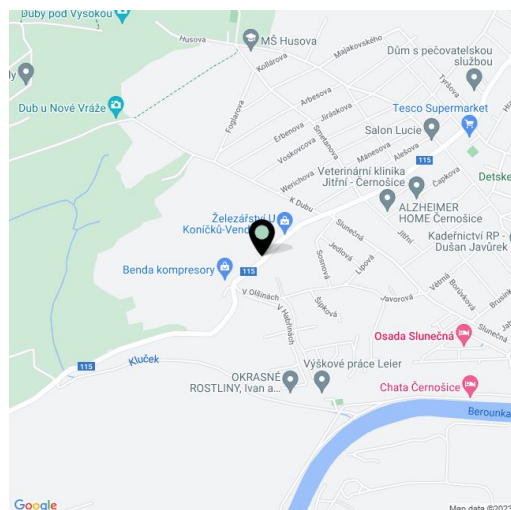
373 m<sup>2</sup>, Praha-západ, Černošice, Libušina

Total area	373 m <sup>2</sup>
Plot	1 389 m <sup>2</sup>
Foot print	198 m <sup>2</sup>
Garden	1 191 m <sup>2</sup>
Floor area	356 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Winter garden	12 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water, garbage collection, electricity, Internet, and garden maintenance: approx. CZK 20,000/month.
PENB	D
Reference number	103452
Available from	Immediately

This completely rebuilt and refurbished unfurnished villa with 3 bathrooms and a large garden with fruit trees is situated on a slope in a quiet residential part of Černošice, just a 30 min. drive from the center of Prague. A quiet natural location with excellent amenities within walking distance (5 min.), about a 20-30 min. drive to international schools. Access to Prague is provided by quick and frequent trains (16 min. to the Smíchov Railway Station) and bus links. A sought-after residential neighborhood within easy reach of the beautiful protected Český kras landscape area.

The main floor offers a fully fitted kitchen, a spacious living room and a dining area with access to the terrace and garden, a toilet, and a laundry room. On the first floor, there are 3 bedrooms, a bathroom with a bathtub and shower, a separate toilet, and an entrance hall. The ground floor includes an entrance hall with a central staircase and garage access, two utility rooms, and a multipurpose room with garden views (can be used as a study or a winter garden). The attic floor features a spacious room with a fully fitted kitchen, plus a bathroom with a shower and a toilet. On the lower ground floor there is a separate apartment unit with a living room/bedroom, a fully fitted kitchen, and a bathroom with shower and a toilet.

Hardwood floors, tiles, polished concrete and terrazzo floors, laundry chute, dishwashers, induction cooktops, steam oven, combination oven, plate warming drawer, data lines for multiple routers, alarm, exterior cameras, heat pump, automatic garden irrigation, rainwater tank, garden house with tools, lawn mower. **Garage for two cars.**

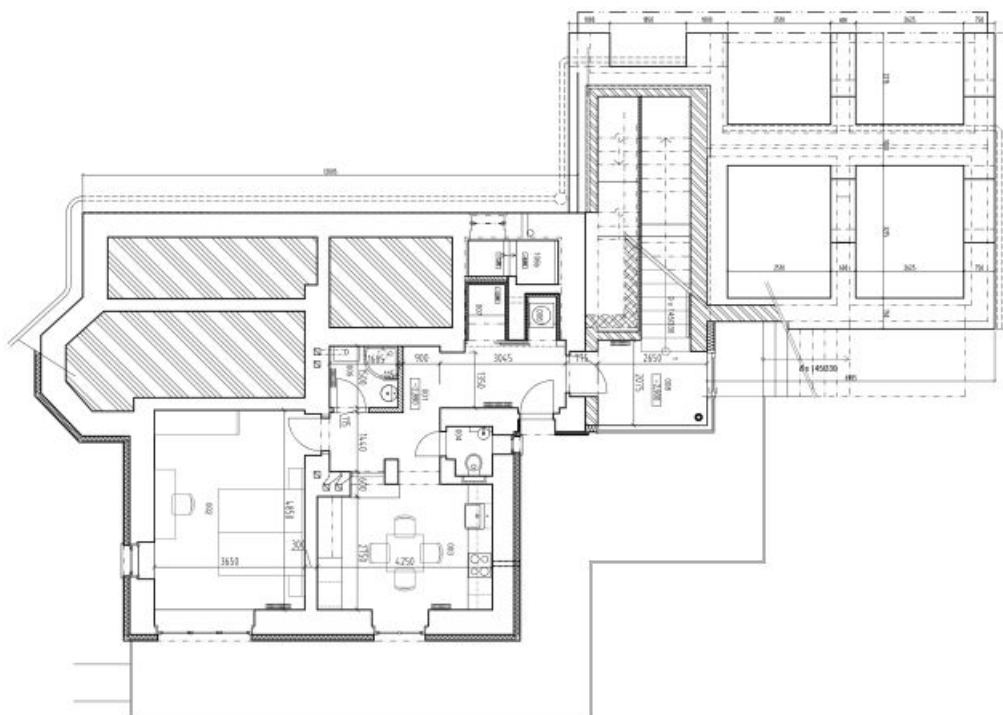




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**LEGENDA MÍSTNOSTI 1PP**

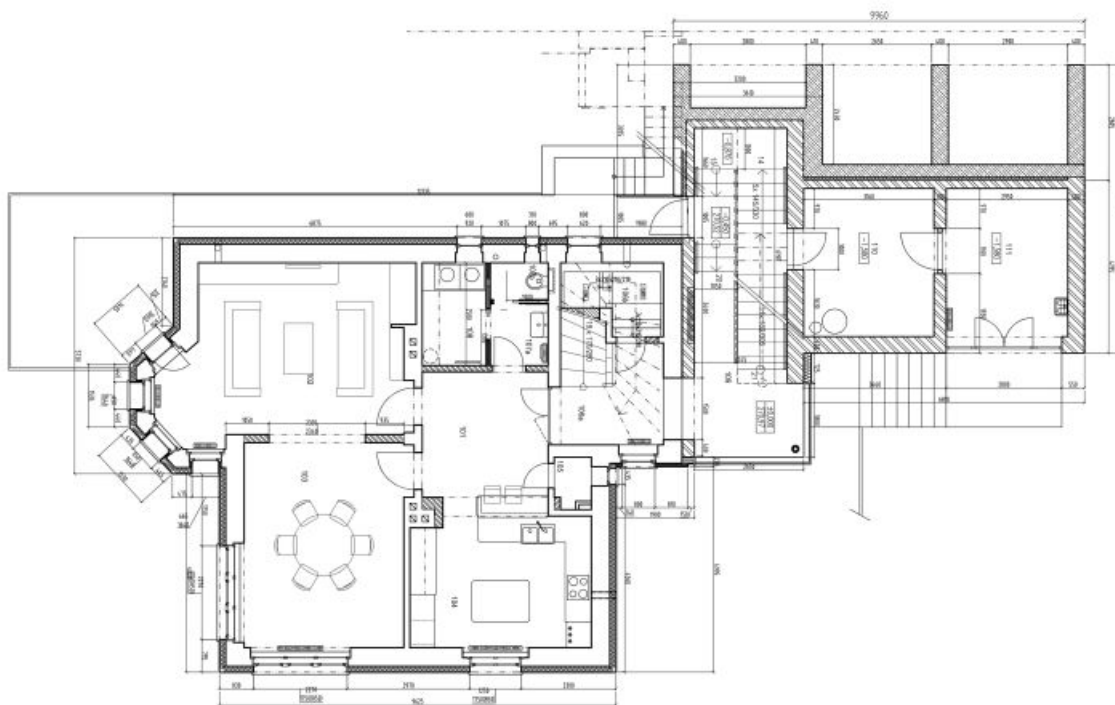
Číslo	ÚČEL MÍSTNOSTI	PLOCHA (m <sup>2</sup> )
001	PŘEDSÍN	10,0
002	PŘÍKOP	19,1
003	KUCHYŇE	13,7
004	KLOZET	1,0
005	KOUPELNA	2,5
006	NIKA - PRÁČKA	0,7
007	NIKA - (KALDOVÁ KOMPORA	1,1
008	HALA SE SCHODISTEM	10,4



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**LEGENDA MÍSTNOSTI INP**

Číslo	ÚČEL MÍSTNOSTI	PLOCHA (m <sup>2</sup> )
301	HALA	10,6
302	OBYVACÍ PROSTOR	24,1
303	JÍDELNA	24,1
304	KUCHYŇE	13,9
305	SPRŮZ	1,1
306	SPROUSTĚ	5,3
307	TECHNICKÁ MÍSTNOST	5,3
308	PŘEDSTĚNA	2,1
309	KLODĚT	1,2
310	PROJEKČNÍ	3,9
311	HALA SE SPROUSTĚM	18,6
312	SKLAD	11,8
313	ZEMNÍ ZÁHRADKA	11,7

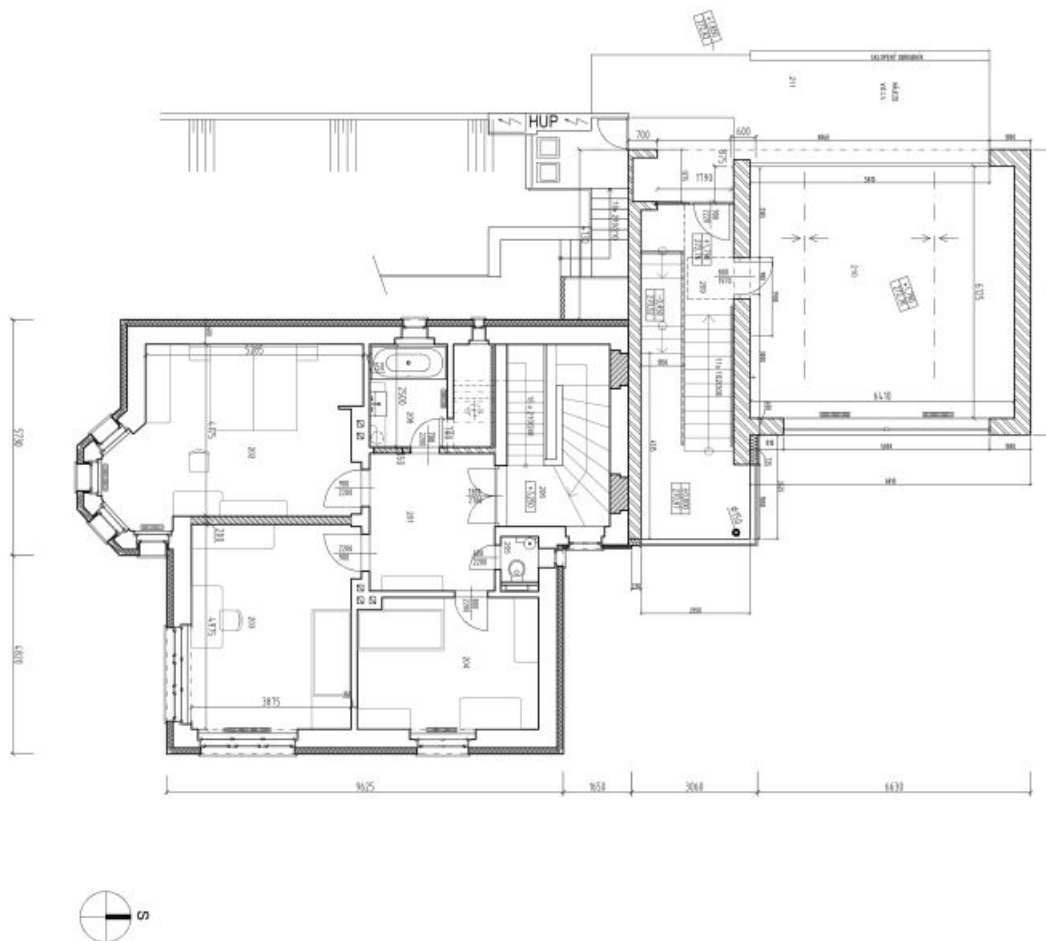




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**LEGENDA MÍSTNOSTI 2NP**

Číslo	ÚČEL MÍSTNOSTI	PLOCHA (m <sup>2</sup> )
201	HALA	10,1
202	LOŽNICE PROČÍ	24,1
203	POKOJ	26,1
204	POKOJ	13,9
205	WC	1,1
206	SKLOPSTĚ	5,3
207	(spojeno s hospodou)	-
208	KOUPELNA	7,6
209	HALA SE SKLOPSTĚM	15,7
210	DVOJGARÁŽ	39,8
211	PLOCHA PŘED VĚZDROVÝM VSTUPEM	27,6
212	PLOCHA PŘI KONTAKTU	22,3

