



House Six-bedroom (7+1)

€ 5 543 | CZK 140 000

373 m², Praha-západ, Černošice, Libušina





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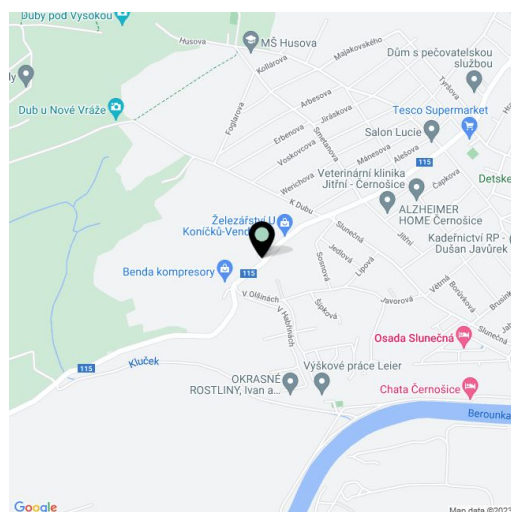
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Usable area	373 m ²
Plot	1 389 m ²
Foot print	198 m ²
Garden	1 191 m ²
Floor area	356 m ²
Balcony	5 m ²
Winter garden	12 m ²
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water, garbage collection, electricity, Internet, 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.**

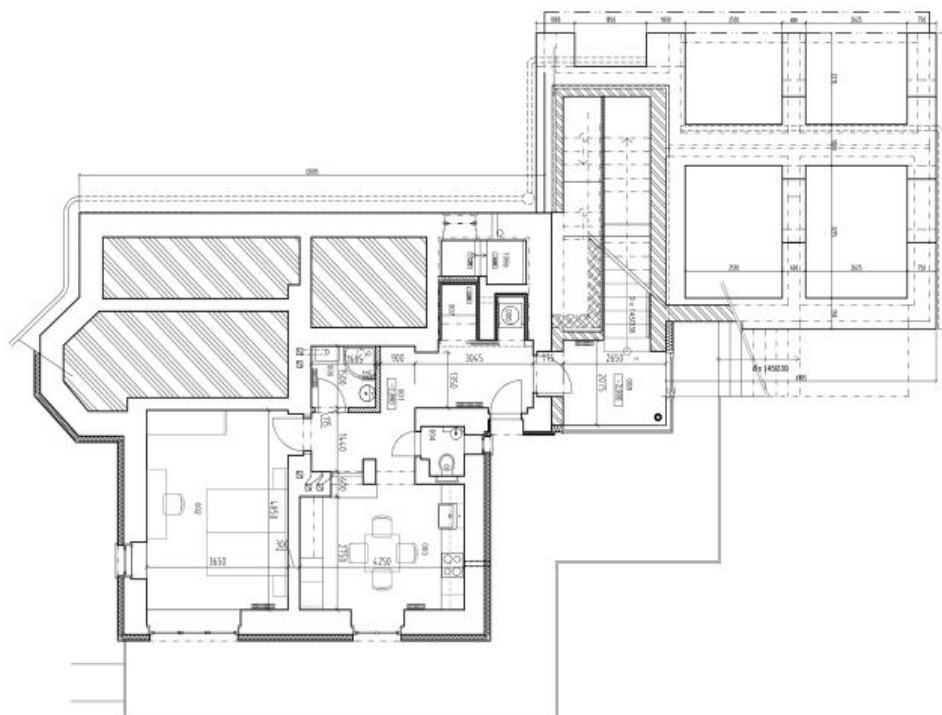




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LEGENDA MÍSTNOSTI 1PP

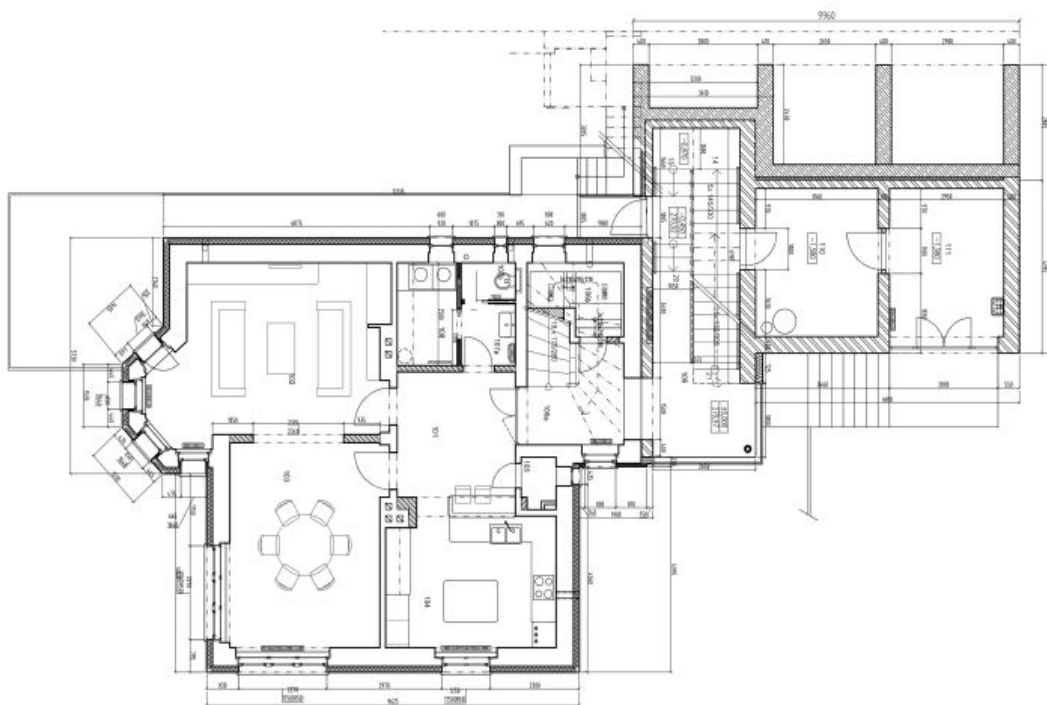
Č. m	ÚČEL MÍSTNOSTI	PLOCHA (m ²)
001	PŘEDSÍŤ	10,0
002	PRŮCHOD	19,1
003	KUCHYŇKÉ	13,7
004	KLOZET	1,0
005	KOUPELNA	2,5
006	NRKA - PRÁČKA	0,7
007	NRKA - ÚKLADOVÁ KOMBINA	1,1
008	HALA SE SCHODSTĚM	10,4



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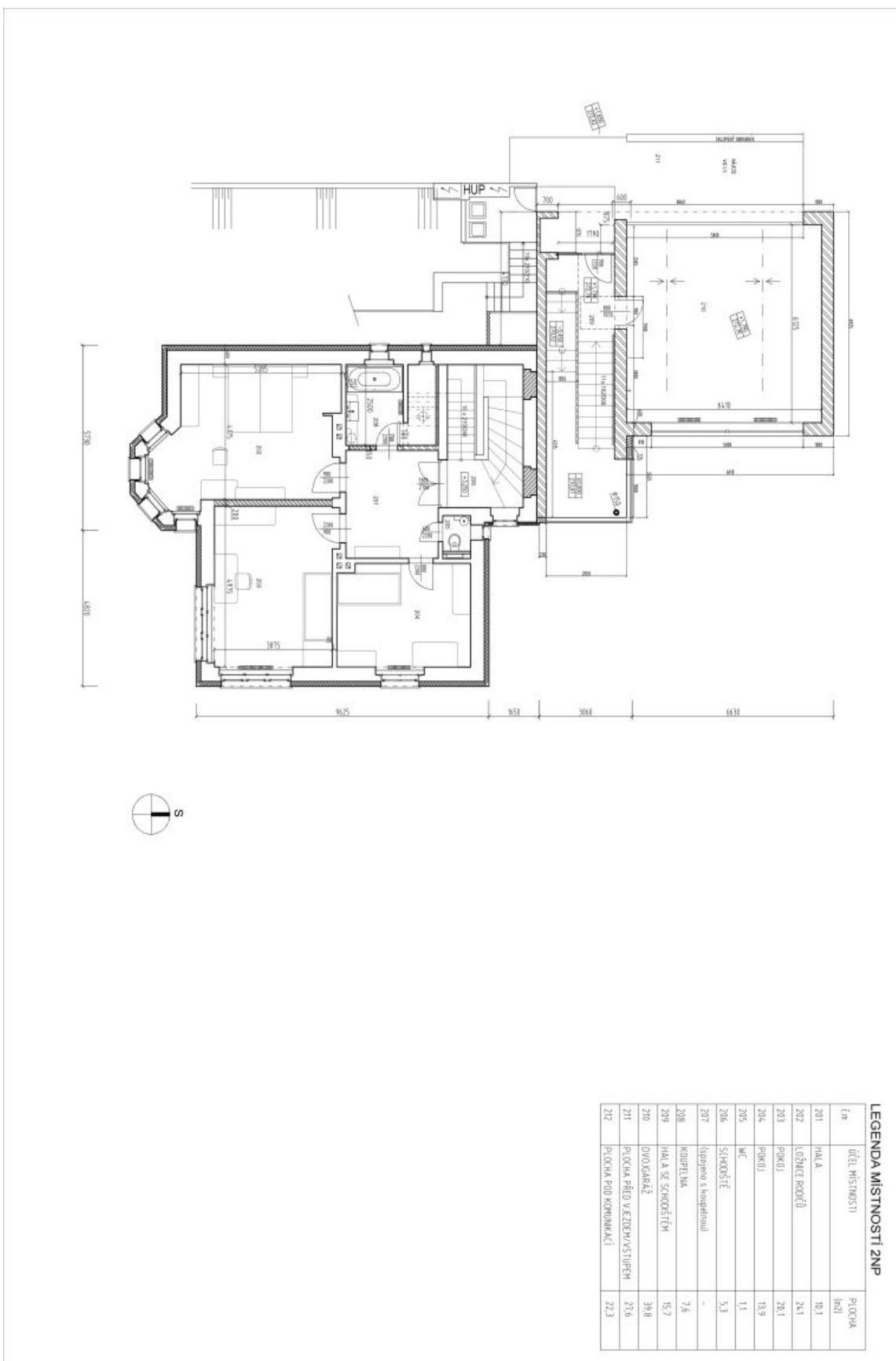
LEGENDA MÍSTNOSTI 1NP		
č. m.	účel místnosti	plocha (m ²)
301	HALA	10,6
302	OBYVACÍ PRŮCHOD	24,1
303	JÍDELNA	20,1
304	KUCHYŇE	13,9
305	SPRŮŽ	1,1
306a	SCHODSTĚ	5,3
306b	TECHNICKÁ MÍSTNOST	5,3
307a	PŘEDSTĚNA	2,1
307b	KLOZET	1,2
308	PROJEKČNÍ	3,9
309	HALA SE SCHODSTĚM	18,6
110	SKLAD	11,8
111	ZHŇNÍ ZÁHRADKA	11,7



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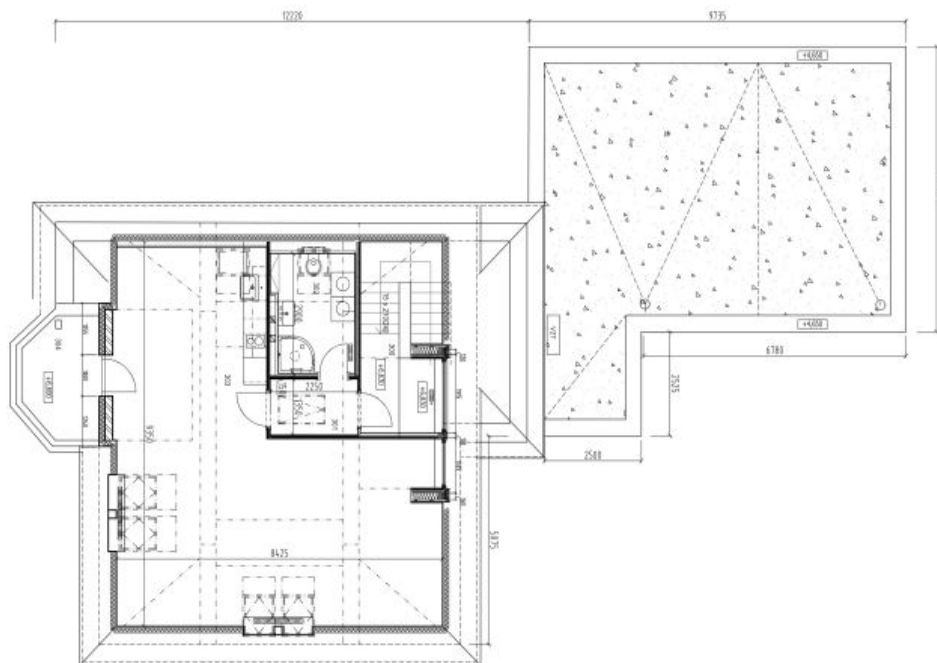




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LEGENDA MÍSTNOSTÍ PODKROVÍ

č. m.	ÚČEL MÍSTNOSTI	POCITA [m ²]
300	SPRÁVČI	3,4
301	VSTUPNÍ HALA	2,8
302	KOUPELNA	6,1
303	OBYVACÍ POKOJ	57,5
304	BALKÓN	5,2