



House Six-bedroom (7+1)

394 m², Praha-západ, Roztoky, Spěšného

€ 1 046 581 | CZK 26 400 000





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Plot	851 m ²
Foot print	224 m ²
Garden	627 m ²
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105329

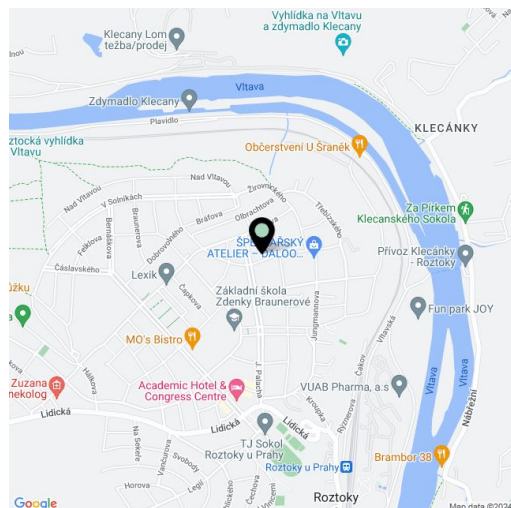
This spacious multi-generational family house with an outdoor pool and a beautifully maintained garden is located in a quiet residential area in the town of Roztoky, set in the middle of the beautiful landscape on the outskirts of Prague.

The ground floor consists of a living room with a **fireplace** and access to the **garden**, an open plan kitchen, 2 bedrooms, a bathroom, a separate toilet, a utility room with a connection for a washing machine and dryer, a pantry, an entrance hall, and a stairwell. On the first floor is also a living room with a **fireplace**, a kitchen, 3 bedrooms, 2 bathrooms, a separate toilet, a utility room with a laundry room, and a pantry. The upper floor also has a **large terrace overlooking the garden**. The basement contains **3 cellars**, a hallway, and a foyer.

The house was completed in 2007. Windows are **aluminum** with double glazing and **electrically operated blinds** (the windows on the west side have triple glazing and are without blinds). Floors are **wooden** and with ceramic tiles. Heating is combined underfloor and with radiators, each unit has its own gas boiler. The house is protected by a **camera and security system**. The garden has an irrigation system, and an **outdoor sunken pool** with a sliding cover is used for relaxation. Parking is provided by a **double garage**. **Solar panels** are installed on the roof producing electricity supplied to the grid.

The quiet place is located near a **beautiful forest park with impressive views of the Vltava River canyon** and also near the **magical place of Levý Hradec**, the first seat of the Przemysl state and the cradle of Christianity in Czech Republic. In Roztoky, there are 2 state and 1 private school, state and private kindergartens, **Riverside Prague** and the Nebušice **ISP** international schools, a supermarket, cafes, bakeries, and other shops, and a popular **museum** and medical services are within a short driving distance. Excellent connections to Prague are provided by trains and suburban buses, and the ride to the **airport** is also quick. The charming surroundings of Roztoky are perfect for trips on foot or by bike.

Usable area 393.85 m² (of which garage 36.19 m² and cellar space 50.82 m²), built-up area 224 m², garden 627 m², plot 851 m².

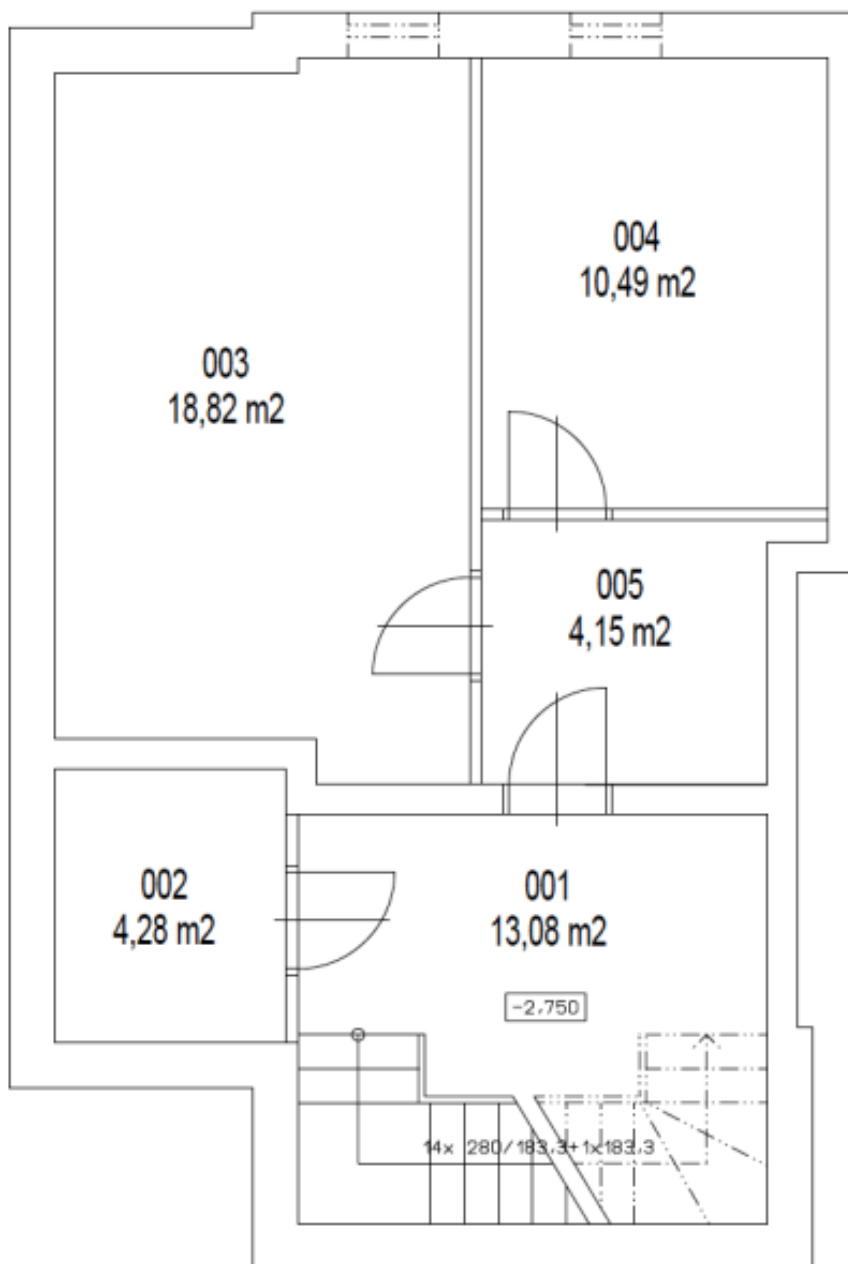




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SUTEREN (1. PP)

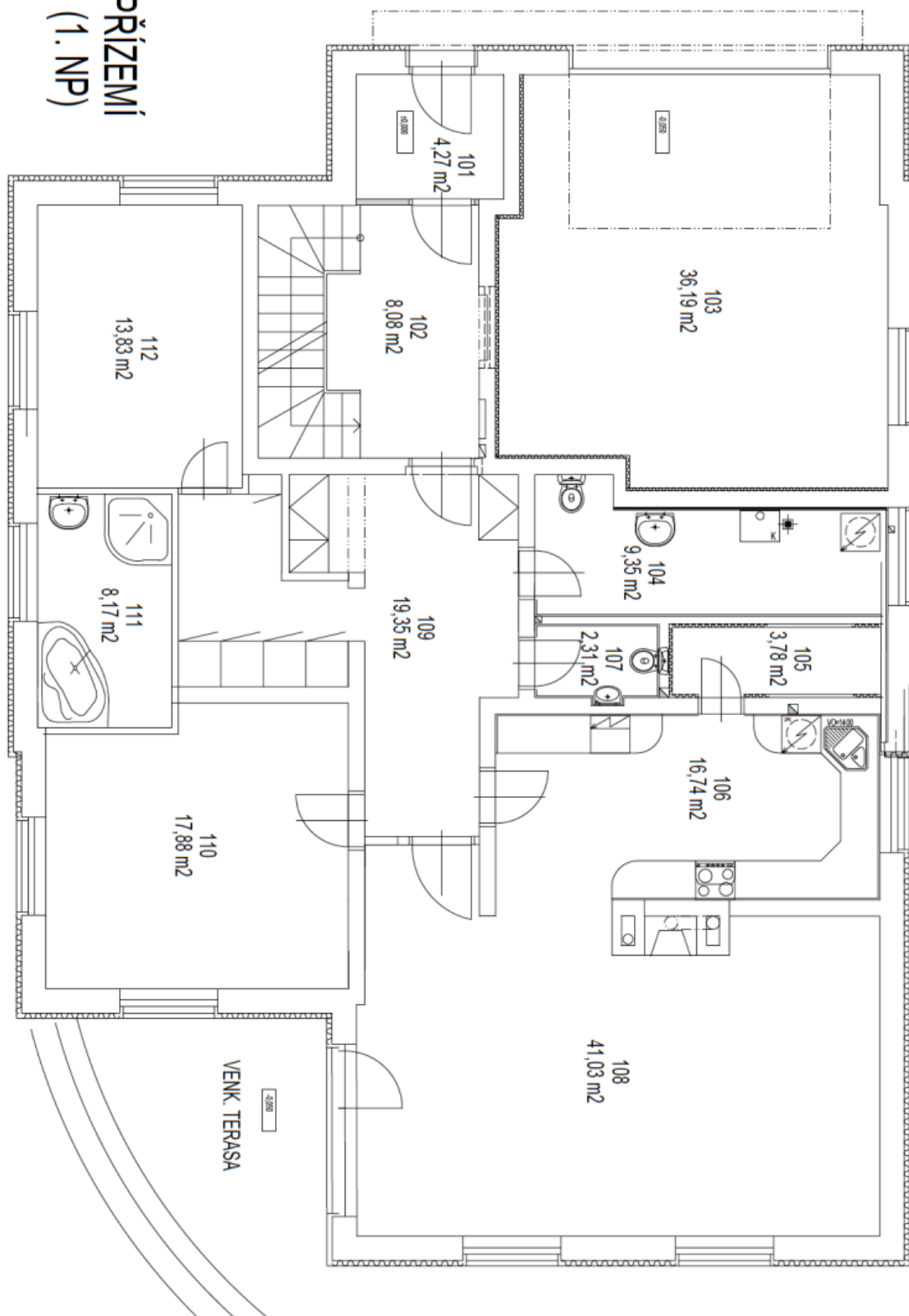


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PŘÍZEMÍ
(1. NP)





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