



## House Four-bedroom (5+1)

Sold

259 m<sup>2</sup>, Praha-západ, Černošice, Jansova





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Total area	259 m <sup>2</sup>
Plot	2 543 m <sup>2</sup>
Foot print	202 m <sup>2</sup>
Garden	2 341 m <sup>2</sup>
Floor area	221 m <sup>2</sup>
Parking	Separate garage
Garage	38 m <sup>2</sup>
Cellar	Yes
PENB	F
Reference number	105369

**This original south-facing 1930s villa with wonderful views of the picturesque valley of the Berounka River stands in a traditional villa development on the edge of Český karst PLA. The village with a full range of services and quick connections to Prague is a traditionally popular residential location.**

The villa from 1919 was built by the academic painter Václav Jansa, after whom the street - Jansova - is named. The layout of the house with a partial basement offers, on the ground floor, a living room with access to a **sunny loggia**, a separate kitchen with a dining area, a bedroom, a bathroom, a toilet, an entrance hall, and a veranda. The loggia is also accessible via an outdoor double staircase. The 1st floor consists of 3 bedrooms with separate wardrobes/closets, with the **east-facing** bedroom having access to the **balcony**, and a bathroom. The attic space can be extended. The slightly sloping, over **2,000 m<sup>2</sup>** garden provides complete **privacy** and at the same time a unique **view of the surroundings**.

In 2003, the house was partially reconstructed (new roof, facade insulation, vertical waterproofing, veranda), but is nevertheless suitable for further modifications and reconstruction. There is also a water well in the garden (not currently in service) and a **separate garage**.

This quiet and sought-after traditional residential area offers **complete civic amenities**, including shops, supermarkets, doctors, offices, schools, and kindergartens. The plan is to build a high school. The young generation will be excited by the community's rich **sports activities**, well-maintained **city beach** on the banks of the Berounka River, and the modern skate park. An added benefit is the excellent **train connection** to the center of Prague (10 minutes to the Smíchov Railway Station, 20 minutes to the Main Railway Station) or by car to the **Prague Ring Road**.

Usable area 259.15 m<sup>2</sup>, of which interior 221 m<sup>2</sup> and garage 38 m<sup>2</sup>, built-up area 202 m<sup>2</sup>, plot 2,543 m<sup>2</sup>.

