



## House Five-bedroom (6+kk)

€ 1 192 423 | CZK 29 900 000

229 m², Praha-západ, Černošice, V Dolích





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Total area	229 m <sup>2</sup>
Plot	1 456 m <sup>2</sup>
Foot print	382 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Yes
Cellar	44 m <sup>2</sup>
PENB	G
Reference number	106372

This elegant villa from the 1930s, surrounded by a large mature garden, is situated in the northwestern part of Černošice near a forest, in close proximity to the famous Kratochvíl Villa. The location of sumptuous summer residences built in the last century provides peace and privacy, and at the same time is within quick reach of all services and with easy access to the center of Prague.

The house, built in 1928 on a slightly sloping plot, has a beautiful architectural style, a **monumental staircase** leading to the garden, massive columns by the entrance, and a **period interior** with furniture still preserved today. The semi-basement villa with 2 above-ground floors and an attic is ready for complete reconstruction, for which an architectural study is available. Electricity, gas, water, and sewerage connections at the edge of the property.

The picturesque Central Bohemian town of Černošice is located in close proximity to Prague and the **Český Karst PLA**. It is a sought-after area with very good civic amenities, including an elementary school and kindergarden, doctors, restaurants, cafes, children's playgrounds, sports fields, a **winter stadium**, and a sandy beach on the banks of the Berounka River. The forest paths in the cliffs above the river are great for **hikes**, and the area is also popular among **cycling** enthusiasts. A major advantage is its excellent transport accessibility to the center of Prague by car, train, or bus, and the train connection is also part of **Prague's integrated transport network**.

Usable area 229.4 m<sup>2</sup>, (of which interior: ground and 1st floors 170 m<sup>2</sup>, balcony 15.4 m<sup>2</sup> and cellar 44 m<sup>2</sup>), attic 60 m<sup>2</sup>, built-up area 382 m<sup>2</sup> (of which building 148 m<sup>2</sup>), garden 1,074 m<sup>2</sup>.

