



## House Six-bedroom (7+kk)

Sold

654 m<sup>2</sup>, Praha-západ, Rostoky





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Total area	654 m <sup>2</sup>
Plot	2 157 m <sup>2</sup>
Foot print	290 m <sup>2</sup>
Garden	1 867 m <sup>2</sup>
Floor area	639 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage for 2 cars, extra 4 cars on private land
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16832

**Exceptional completely renovated stylish villa originaly from 1860 in a traditional villa neighborhood on the edge of the Roztocký háj - Tiché údolí natural reserve, with the Unětický potok creek on the border of private land, only 7.7 km from the Dejvická Metro station.**

This free standing villa has an ideal central position on a rectangular plot with north-south orientation. The main driveway to the plot, the entrance to the villa and the main public rooms are south-facing and offer panoramic views of the opposite forest. The ground floor is dominated by a large lounge area with fireplace, open to the gallery on the first floor. There is a great open space living, library, dining, and kitchen area. The ground floor also features 2 rooms and a bathroom. From the open gallery on the first floor are accesses to four other separate rooms, 2 bathrooms and also a nice south covered terrace. The second attic floor has been renovated and offers a large loft type space for use as additional living area, hobby, studio, study, game room or fitness. At the back of the building a newly built large heated indoor swimming pool provides nice garden views.

On a total plot of 2.157 m<sup>2</sup> are two separate objects – a garage for 2 cars and the main villa. The total interior area of the villa and garage is 639.1 m<sup>2</sup>, with the terrace being 15.4 m<sup>2</sup>. Out of 496.1 m<sup>2</sup> is the residential area, 73.5 m<sup>2</sup> is swimming pool, 24.5 m<sup>2</sup> is utility area in the basement and 45 m<sup>2</sup> is garage.

Roztoky belongs to a modern municipality with full amenities. Alongside Černošice these areas have become very sought after **villa neighborhoods from the 1920s** thanks to convenient connections to Prague and the romantic countryside on the border of the protected landscape area. In the immediate surroundings of the villa is the Blue Tourist Trail from Roztoky to Okoř.