



## House Four-bedroom (5+1)

Sold

831 m<sup>2</sup>, Praha-západ, Průhonice, Školní





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Total area	831 m <sup>2</sup>
Plot	1 903 m <sup>2</sup>
Foot print	501 m <sup>2</sup>
Garden	1 402 m <sup>2</sup>
Floor area	712 m <sup>2</sup>
Terrace	119 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	17355

**Timeless design villa with a swimming pool and terrace offering an exceptional view of a chateau, a wellness area with sauna and whirlpool, and a mature garden with complete privacy. The villa is situated in a pleasant area of the historic center of Pruhonice, near Průhonice Park.**

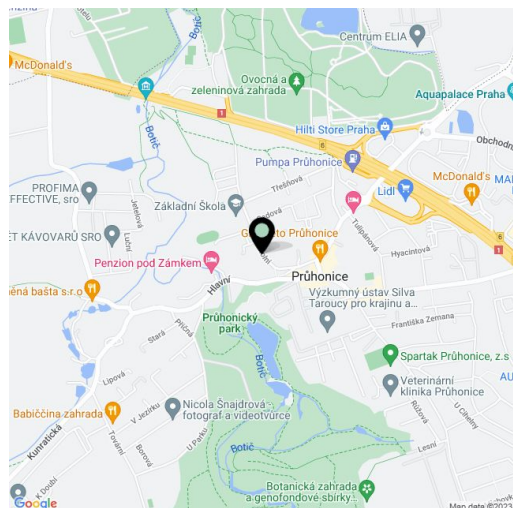
This modern villa consists of two floors. The ground floor offers a spacious hall with an open staircase into the main living space, an open-plan kitchen with a dining area, a living room with entrance to the garden, wellness area with whirlpool, a spacious greenhouse/winter garden (also suitable for a covered swimming pool), WC, laundry room, storage space and a **garage for 2 SUVs**. The whole level is connected by a **glass tube that features a lovely Japanese garden**. The first floor is the quiet zone of the house with 2 bedrooms, 2 rooms, a bathroom with a toilet and terrace that extends to the roof of the house and offers beautiful views of Průhonice Chateau. All rooms face the garden and are south oriented.

The villa features finishings of the highest quality, including glass facades and windows with Schuco aluminum elements, closets and toilet fitted with wooden Wenge tiles, Portarredo interior doors, heated flooring, Admonter oak flooring in the living area, and natural onyx tiles in the wellness area.

The house is situated in a quiet part of Průhonice, close to the main square, within walking distance of Průhonice Park which is ideal for walks or bike rides. All public amenities within reach.

Interior 593 m<sup>2</sup>, usable area 712 m<sup>2</sup>, terraces 119 m<sup>2</sup>, foot print 501 m<sup>2</sup>, plot 1,903 m<sup>2</sup>.

The commission for real estate agency is not included in purchase price.







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