



House Five-bedroom (6+kk)

322 m², Praha-západ, Lhota, V Ouzkém

Sold





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Total area	322 m ²
Plot	883 m ²
Foot print	171 m ²
Garden	712 m ²
Floor area	240 m ²
Terrace	82 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	17504

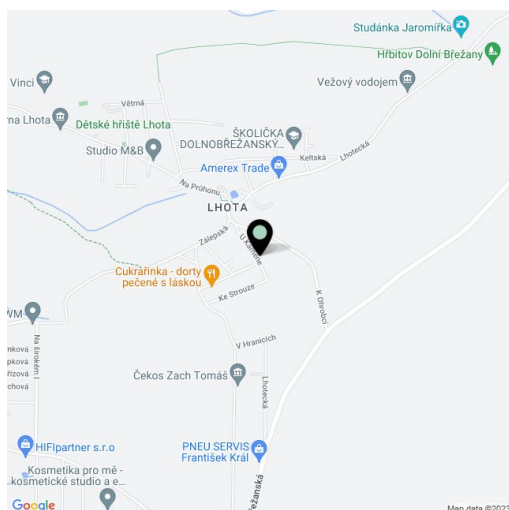
High-standard furnished family villa with a swimming pool, a large garden and a garage situated in an attractive and quiet location in Lhota, Dolní Břežany with excellent access to the center of Prague.

This tastefully furnished house, completed in 2013 in a higher standard, consists of two floors. The ground floor offers an entrance hall, a living room with a modern Belgian fireplace, a dining room, a fully equipped kitchen with a built-in Liebherr wine cabinet, and French doors with access to a terrace. The ground floor also features a pantry, a study, a bathroom with a shower, a laundry room, and a storage room. A modern glass staircase leads to the first floor that features 3 bedrooms, a bathroom, a closet, and access to a spacious terrace (76 m²) situated over a garage. The house also includes a utility room with a heating pump providing heat in the whole house (the air - air system).

The interior features above-standard furnishings of high quality such as DUKA shower stalls and tailor-made furniture, heated floors in the whole house, terrace from fine wood, SONOS sound system in the house with speakers in the ceiling, camera system, an alarm with several levels with connection to PCO, etc. The covered Desjoyaux swimming pool with salt water and a garden house are situated in the garden which is covered by a grass carpet and irrigated in 8 sections. **The house has a garage for 2 cars and a shelter for 1 car. The price of the house includes the equipment.**

The villa is situated in a gorgeous residential area of Lhota, Dolní Břežany with excellent access to the center (public transportation) and all public amenities within reach.

Interior 240 m², balcony 6 m², terrace 76 m², foot print 171 m², garden 712 m², pozemek 883 m².





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