



## House Six-bedroom (7+1)

692 m<sup>2</sup>, Prague 10, Kolovraty, Do Lipan

**Sold**





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Total area	692 m <sup>2</sup>
Plot	1 490 m <sup>2</sup>
Foot print	414 m <sup>2</sup>
Garden	1 076 m <sup>2</sup>
Floor area	527 m <sup>2</sup>
Terrace	165 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	17795

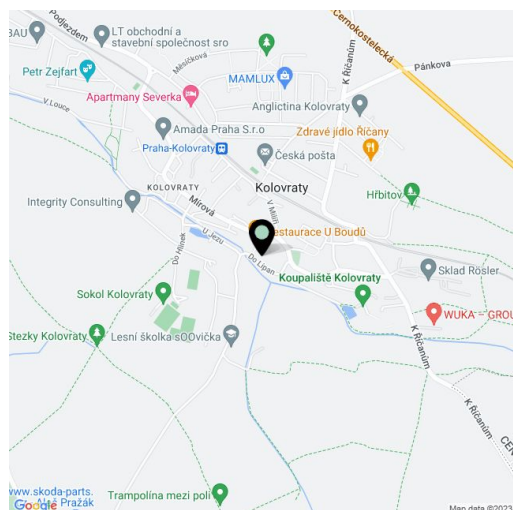
**Modern English-style family villa with gorgeous views of the surrounding countryside, boasting a swimming pool, large garden and a garage. Situated in the center of Kolovraty, just 25 km from the center of Prague.**

The layout of this tastefully designed house that receives an abundance of daylight thanks to French windows in the main living area, offers a spacious fully-fitted kitchen with **Miele and Siemens** appliances, a dining room, and a living room with wooden ceiling beams and access to the large terrace providing great outdoor seating, separate toilet, laundry and utility room. The second floor comprises 5 bedrooms (one w/ private walk-in closet & bathroom) and another 2 bathrooms. Two additional rooms in the attic. The house also features a **heated outdoor swimming pool** with an Infinity safety cover, sauna, a large storage space for swimming pool supplies and garden tools, gym, and a spacious **garage for 2 cars, with an automatic garage door.**

The villa includes modern and high quality furnishings and materials: worktops from African black granite, bathrooms - **Villeroy & Boch, Grohe** taps, solid oak front door, deep pile 100% wool carpets on the first floor, **solid oak floors** and staircase, Italian tiles, solid oak security windows, roof windows, heated floors on the ground floor (radiators on the first floor), Viessmann gas heating system in the whole house, Husky central vacuum cleaner. The garden includes automatic Rainbird irrigation, hardwood decking, and an automatic gate.

Quiet location in Kolovraty offering public amenities including restaurants and cafés. Both the Kolovraty outdoor swimming pool and local train station are situated near the house. Easy access to Prague by car or train.

Interior 527.25 m<sup>2</sup>, terrace 165 m<sup>2</sup>, foot print 414 m<sup>2</sup>, garden 1 076 m<sup>2</sup>, plot 1 490 m<sup>2</sup>.



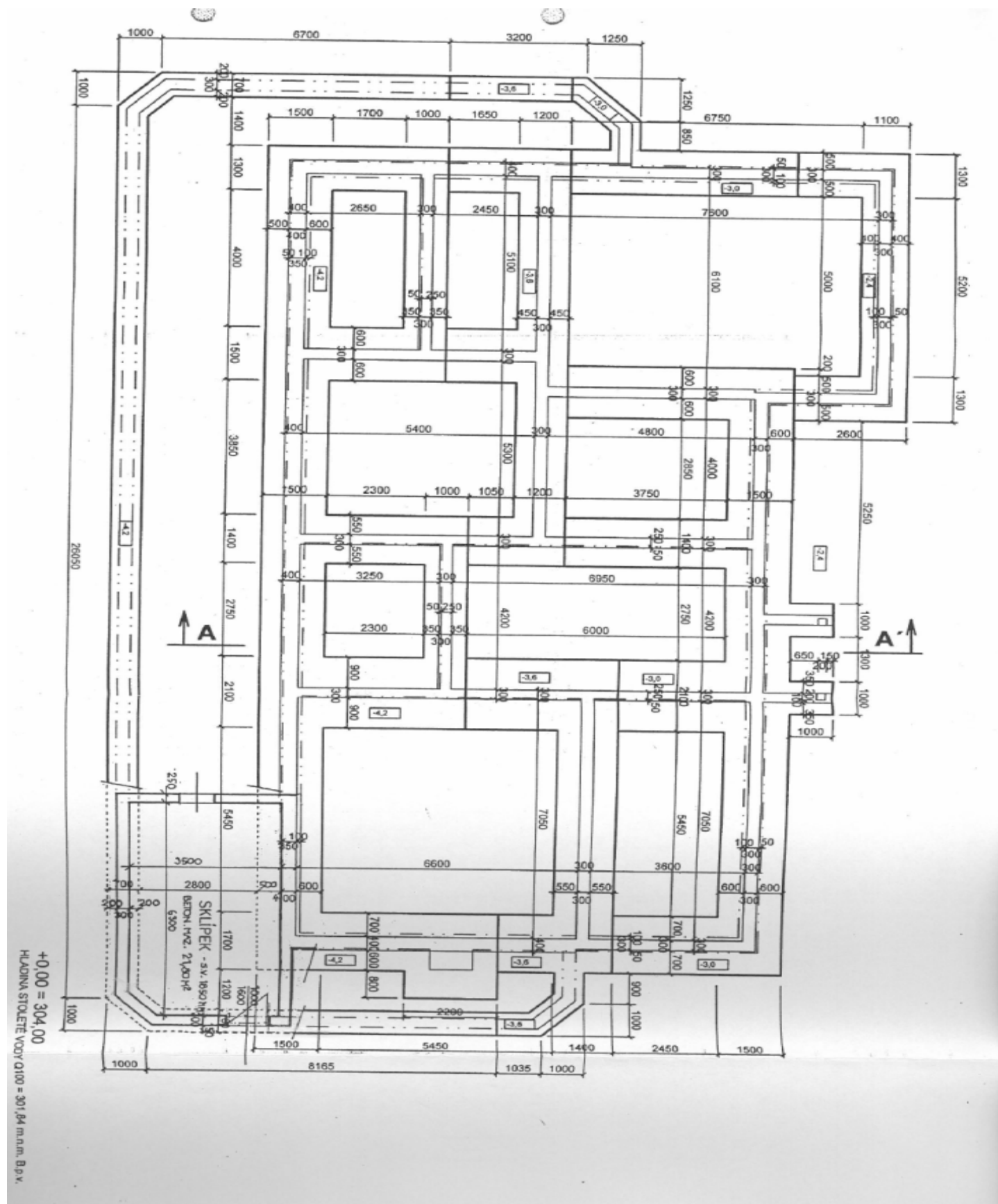




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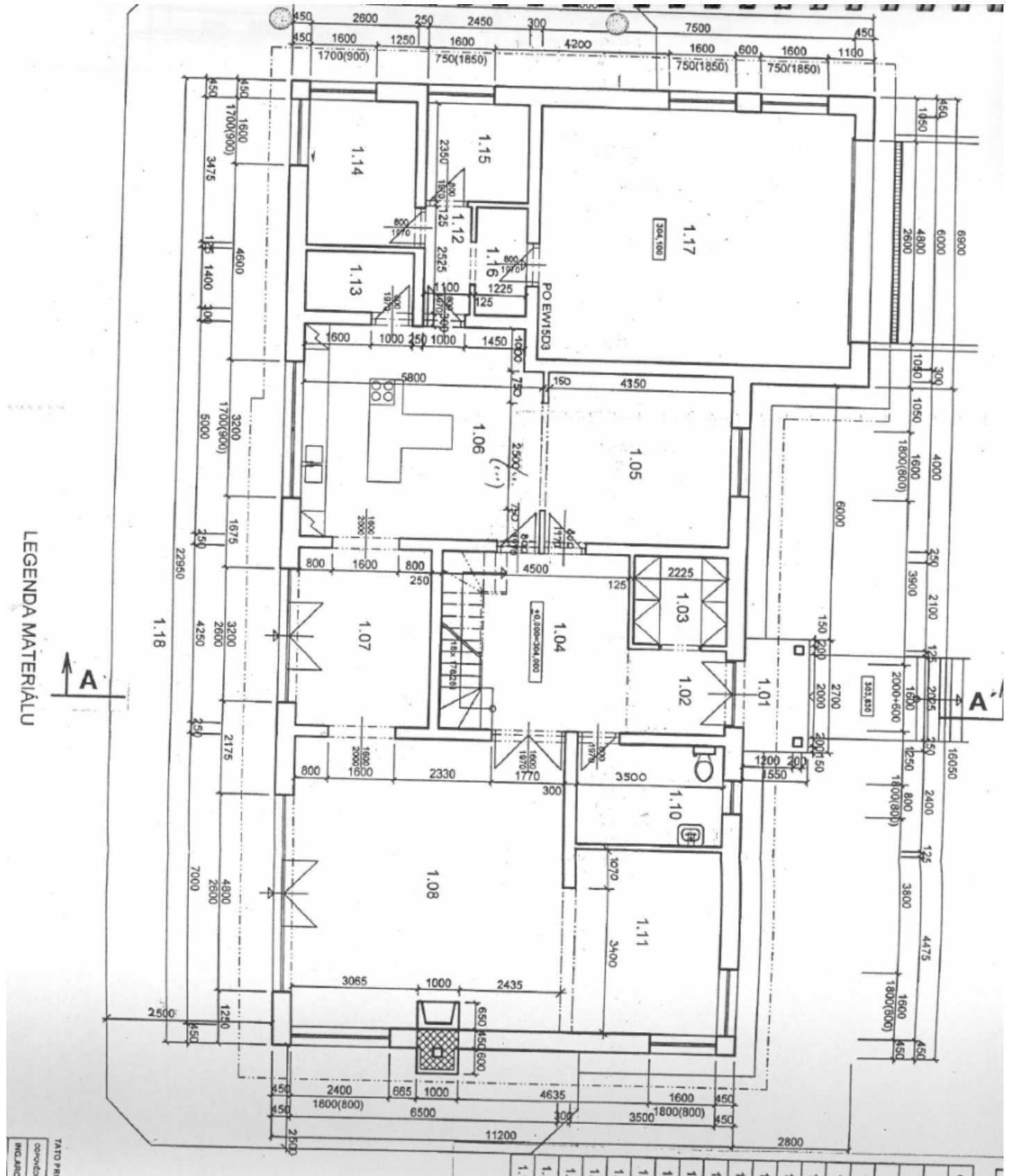




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