



House Five-bedroom (6+kk)

Sold

301 m², Praha-západ, Černošice, Stulíková





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Plot	1 324 m ²
Foot print	179 m ²
Garden	1 145 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	17917

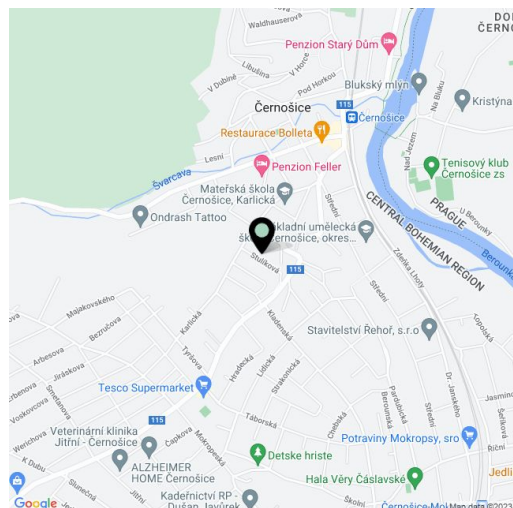
High-standard family villa complete with swimming pool, sauna and well-kept mature garden, with gorgeous views in a popular residential area of Černošice, a mere 30 minute drive from the center Prague.

The ground floor of this spacious villa offers a hallway, a spacious and bright living room with a **fireplace** and a dining area leading to the terrace and the garden. Featuring a modern Schüller kitchen with Miele appliances, as well as a pantry, 2 storage rooms, a utility room, bathroom, and access to the garage. Wooden stairs first take you to the mezzanine with a master bedroom with ensuite bathroom (a whirlpool tub, shower and toilet), a closet and a study, and further to the first floor with 3 bedrooms (2 of them with a dressing room), a main bathroom with a **whirlpool tub**, shower and toilet, another separate WC, and a sauna with shower.

Quality equipment and used materials and workmanship with attention to detail: built-in furniture (library, dressing rooms) made of American walnut and ash wood, hardwood floors, large format windows, heated floors in the bathrooms and entry hall, central vacuum, security system including connection to central security desk and a **garage for 2 cars**. Large (over 1.100 m²) **garden with ornamental flowers and mature trees**, including **swimming pool with salt water** and countercurrent (preparation for hot water).

The villa is situated in a quiet part of Černošice, which is considered to be an attractive residential area offering full amenities as well as many opportunities for recreation (hiking, biking); The Brdské Forest and Berounka River are both close to the town. Easy access to the center of Prague by train and car.

Interior 301 m², built-up area 179 m², 1145 m² garden, plot 1324 m².



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OZN.	NÁZEV MÍSTNOSTI	M ²
0.01	GARÁŽ	42,9
0.02	KOMORA	5,9
0.03	SKLAD	4,7
0.04	CHODBA	3
0.05	SCHODIŠTĚ DO GARÁŽE	4,3
1.01	ZÁDVEŘÍ	5,3
1.02	CHODBA	10,3
1.03	OBYVACÍ POKOJ + JÍDELNA	48,2
1.04	KUCHYŇSKÝ KOUT	13,1
1.05	SPÍŽ	1,7
1.06	SKLAD	8,9
1.07	WC	1,8
1.08	SCHODIŠTĚ DO 2.NP	9,2
1.09	TERASA	15
1.10	TERASA	15





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OZN.	NÁZEV MÍSTNOSTI	M ²
2.01	CHODBA	3,1
2.02	LOŽNICE	14,7
2.03	KOUPELNA + WC I.	11,4
2.04	ŠATNA I.	10,9
2.05	PRACOVNA	11,7
3.01	CHODBA	12,3
3.02	LOŽNICE II.	18,9
3.03	ŠATNA II.	3,1
3.04	ŠATNA II.	3,1
3.05	LOŽNICE II.	20,8
3.06	KOUPELNA + WC II.	10,6
3.07	LOŽNICE IV.	13,1
3.08	WC	2,0
3.09	SAUNA SE ŠPRCHOU	6,0

