



## House Ten-bedroom (11+1)

Sold

1 200 m<sup>2</sup>, Praha 9, Koloděje, Sedloňovská





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Plot	2 441 m <sup>2</sup>
Foot print	671 m <sup>2</sup>
Garden	1 770 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	18115

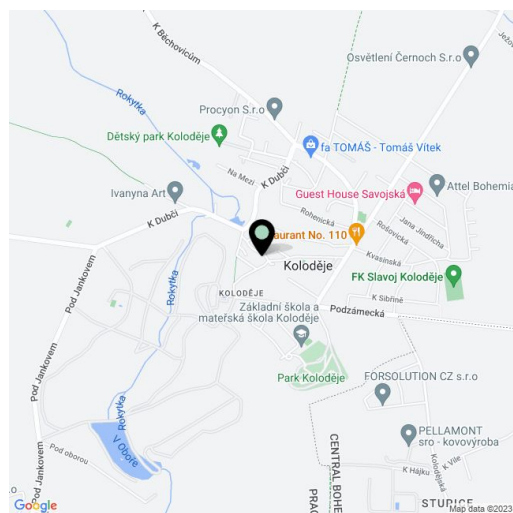
**Atypical family house boasting generous space, a swimming pool and a large garden situated in a pleasant area in the immediate vicinity of Koloděje Chateau, only 30 minutes from Prague.**

This house, with its main living area oriented to the south-west and featuring beautiful views of the surroundings, is set partly on a slopy terrain and consists of four floors. The ground floor features a foyer, a bright and spacious living room with terrace access, a kitchen, dining room, 2 rooms, fitness room, **swimming pool (81.6 m<sup>2</sup>)**, **whirlpool**, 2 closets, 2 bathrooms, storage room, and a separate toilet. The first floor offers an entry hall, spacious hall, large bedroom, 2 rooms, study, 3 closets, 2 bathrooms, and a separate toilet. The attic space consists of another bedroom, study and bathroom. The house also has an elevator that goes from the garage to the upper floors. The basement includes a **garage (229 m<sup>2</sup>) for 6 cars**, storage room, closet, workshop, and boiler room. The house also boasts terraces. More parking space available in the garden.

The interior features high-standard equipment: wooden floors in the main living areas, tiles in the bathrooms, wooden French windows, solar water heating.

The main feature of the house is its large and well-kept garden with a trimmed lawn, full-grown trees, bushes and a fountain. This quiet part of Koloděje offers very good public amenities and easy access to Prague. A bus stop is situated close to the house.

Interior of the house 1200 m<sup>2</sup>, foot print 671 m<sup>2</sup>, garden 1770 m<sup>2</sup>, plot 2441 m<sup>2</sup>

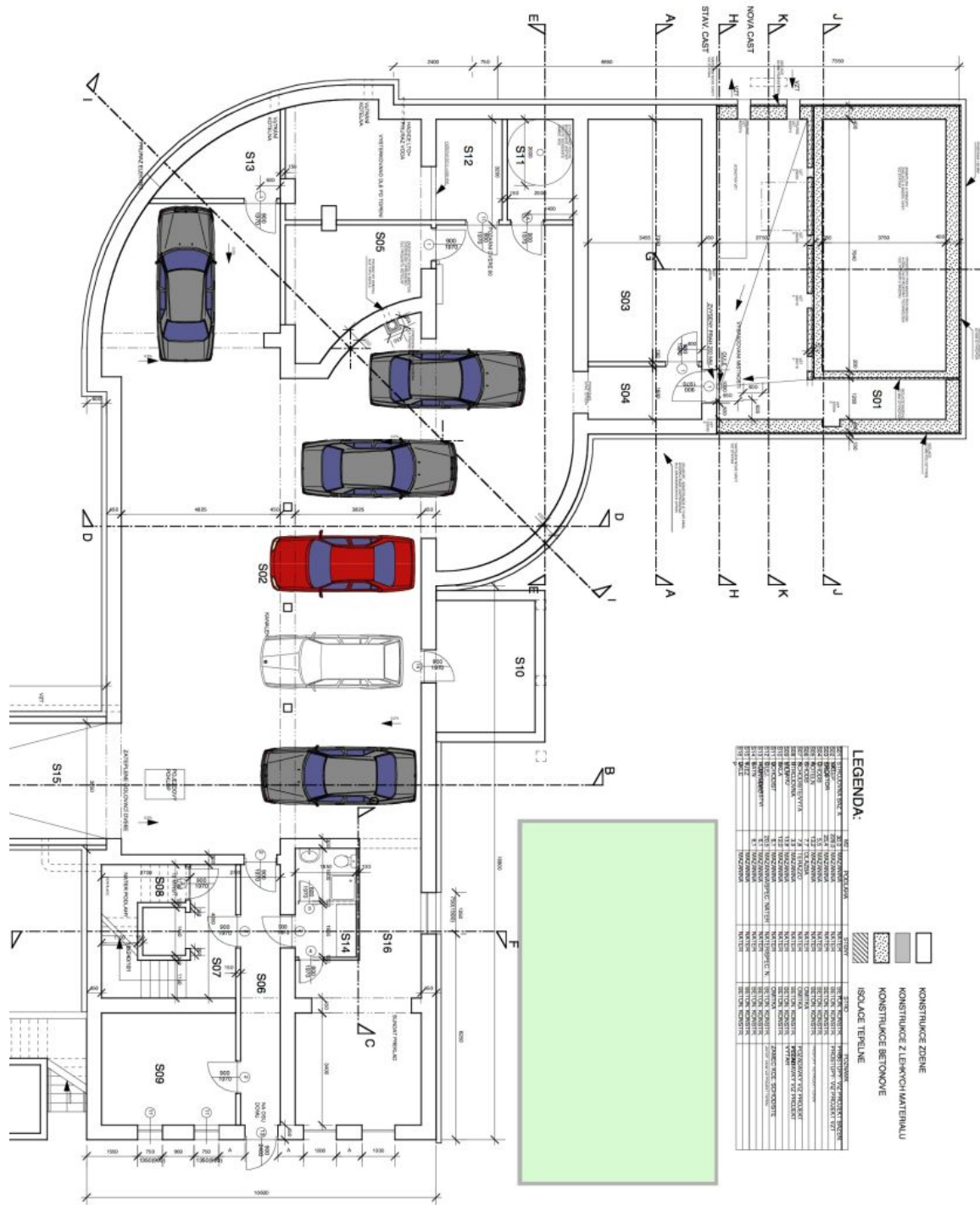




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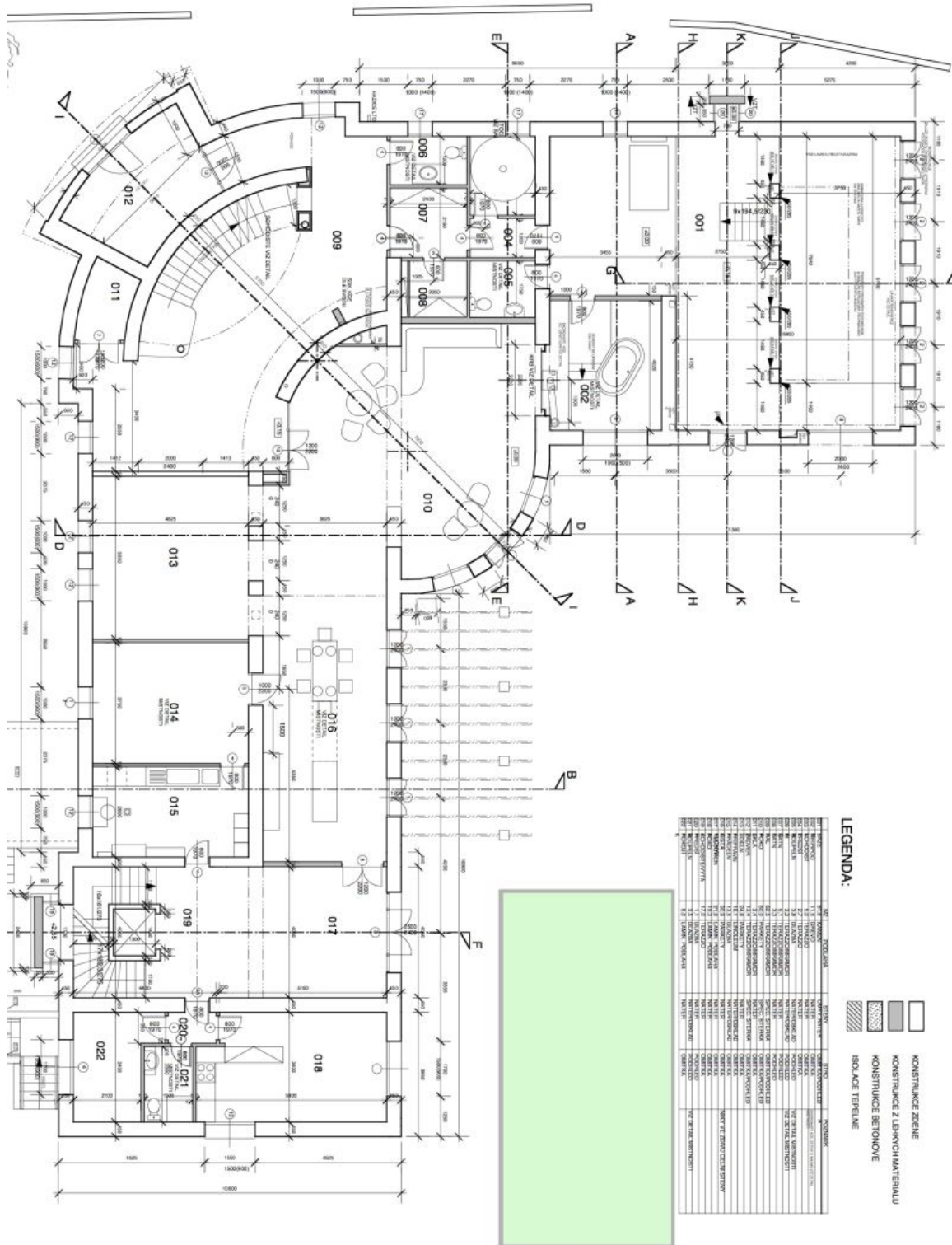




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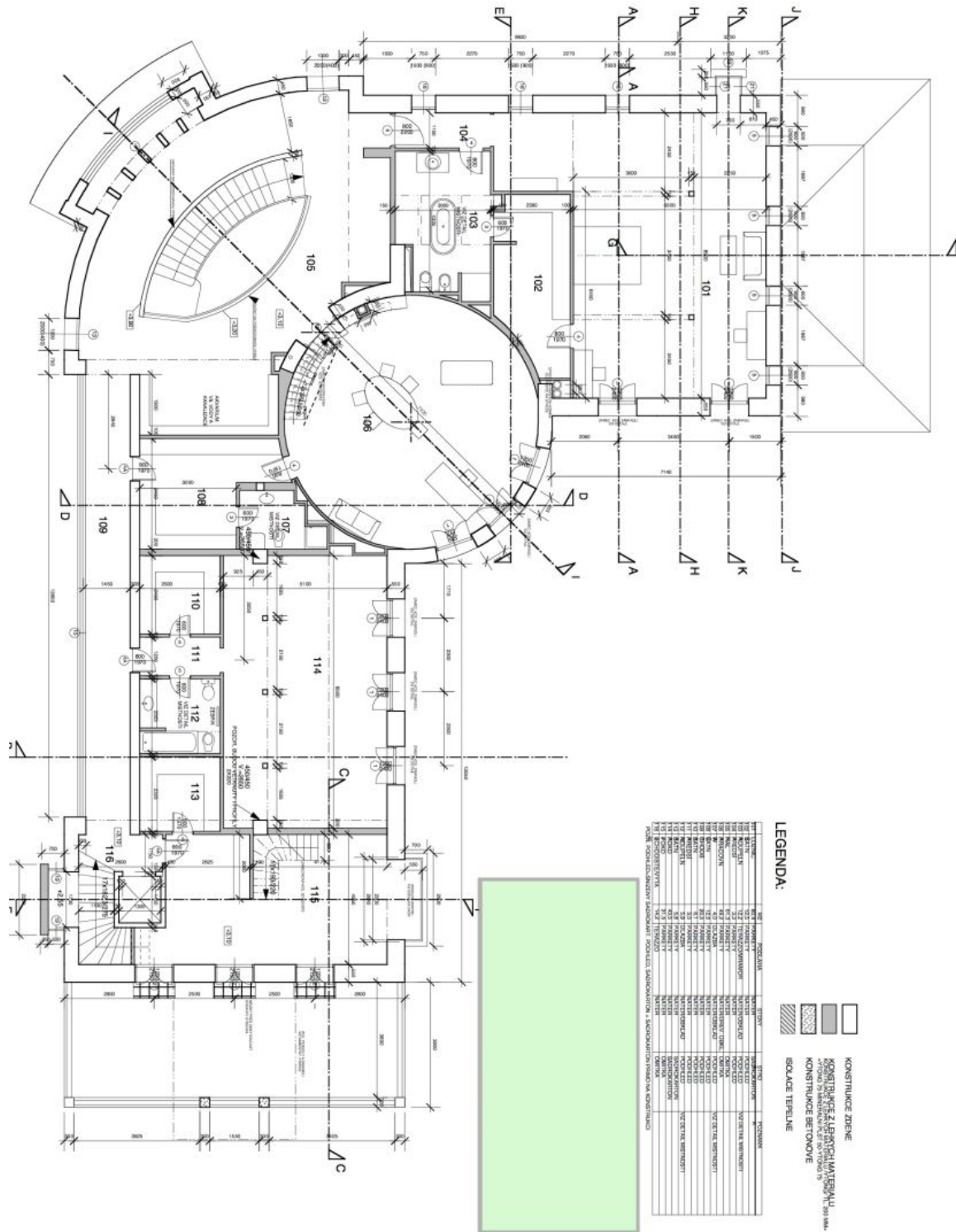




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