



## House Four-bedroom (5+kk)

Sold

300 m<sup>2</sup>, Prague 5, Velká Chuchle, Strmý vrch





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Plot	403 m <sup>2</sup>
Foot print	99 m <sup>2</sup>
Garden	304 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	19546

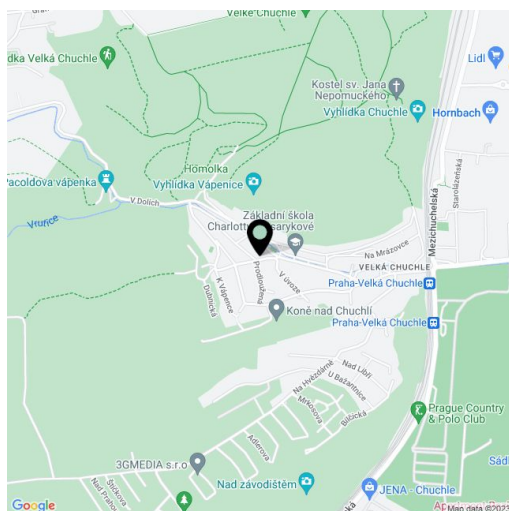
Delightful family home ideal for dog lovers, this unique villa from the 1930s is unspoilt, with a West-facing terrace and fine views onto the forest. Set on a hill in a quiet residential area of Prague 5 - Velká Chuchle, the house is located 5 minutes walk from the Chuchelský háj nature reserve and 10 minutes by public transport to Smíchovské nádraží and metro.

The villa has 4 floors including basement and attic. The ground floor consists of a porch with five large windows, kitchen, drawing room and cloakroom. On the first floor there are 2 large bedrooms, a bathroom and an enclosed balcony with five large windows suitable for a child's bedroom, The attic is one big open plan room with beams and a turret, with a corner suitable for a bathroom.

Features include **oak parquet floors**, original terrazzo floors, original casement windows, original wood interior glazed doors with bevelled glass and a well established garden with cherry, apple, magnolia and wisteria. Gas central heating. The villa was built in 1939 and is **well-maintained, with a new insulated roof and facade, restored granite wall and new wooden fence around the property.**

Pleasant location, with **street parking directly outside the house**, the property is surrounded by greenery and **within easy reach of the city centre and airport**. A kindergarten and elementary school are situated within two minutes by foot, with a post office and Prague's horse race course in the village.

Interior 300 m<sup>2</sup>, built-up area 99 m<sup>2</sup>, garden 304 m<sup>2</sup>, plot 403 m<sup>2</sup>.

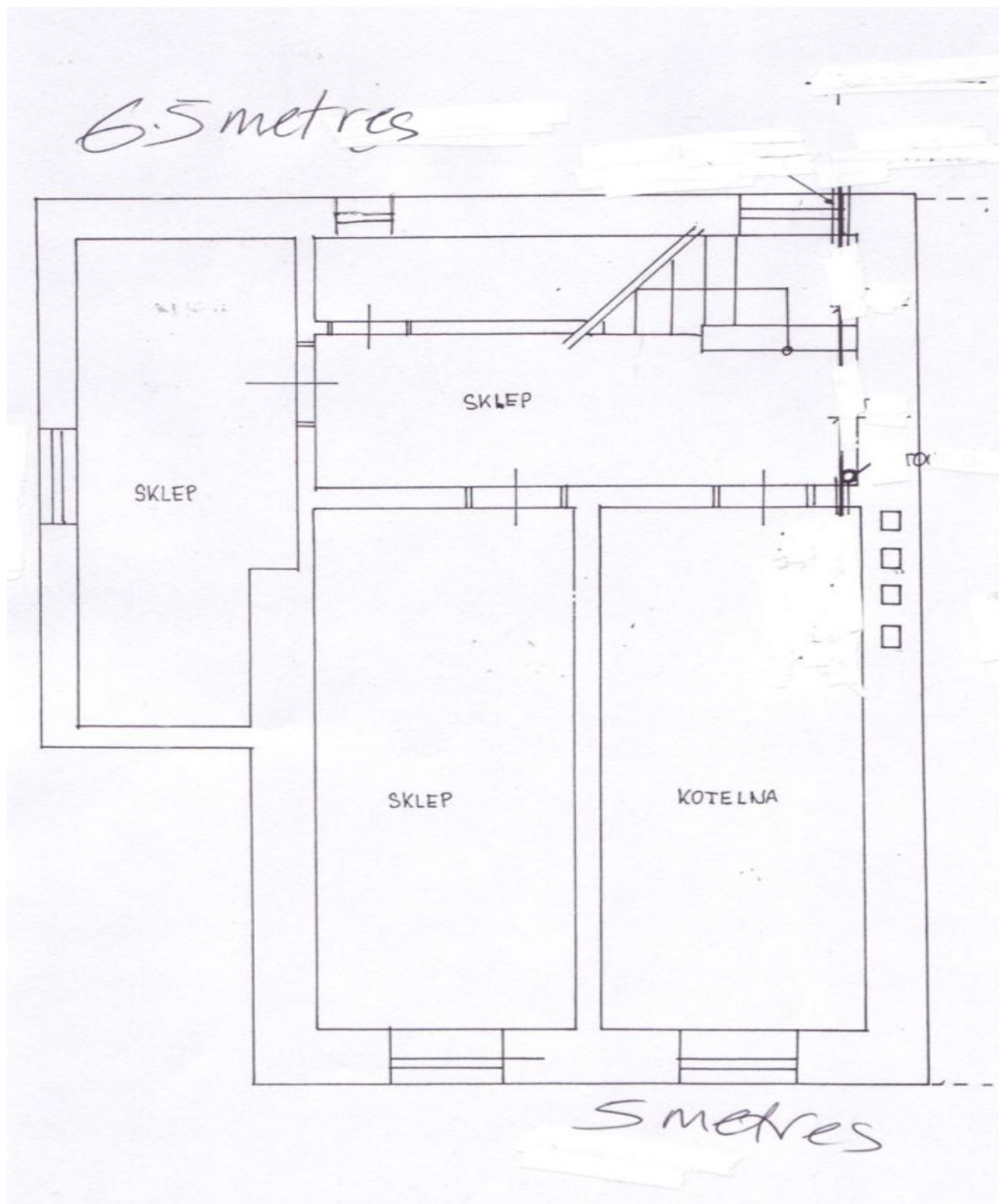




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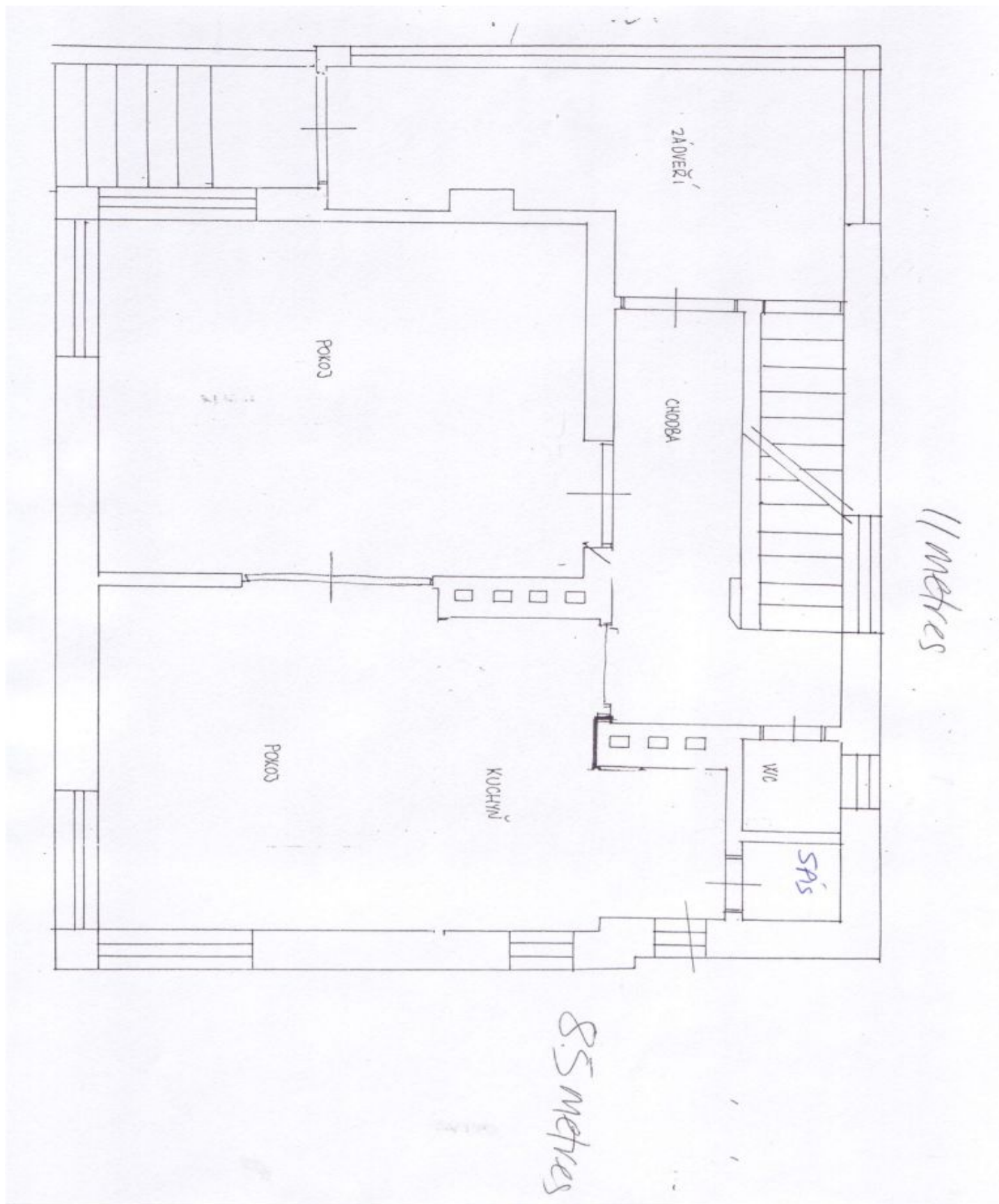




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