



## House Seven-bedroom (8+1)

Sold

450 m<sup>2</sup>, Praha-západ, Roztoky, Tiché údolí





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|                  |                      |
|------------------|----------------------|
| Plot             | 2 817 m <sup>2</sup> |
| Foot print       | 601 m <sup>2</sup>   |
| Garden           | 2 216 m <sup>2</sup> |
| Parking          | Yes                  |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | E                    |
| Reference number | 20255                |

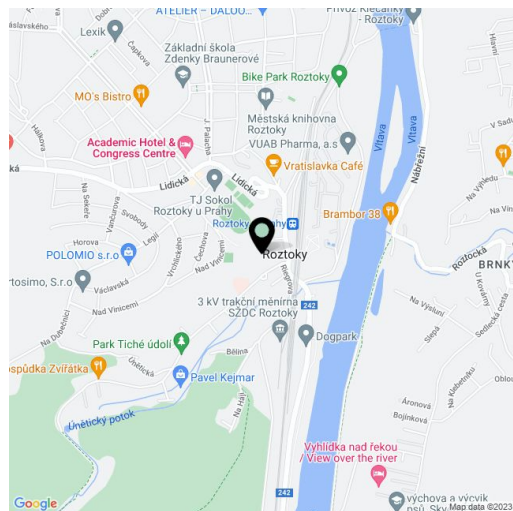
**Large family villa from the interwar period designed by architect Jiří Gočár, with fireplace, beautiful garden and lovely views of the surrounding forested hills, situated in an elevated place in the original residential area of Roztoky.**

The basement, partially sunken into the slope, consists of a one-bedroom flat (2+kk), technical facilities including boiler room and laundry room, separate toilet and several storage rooms. On the ground floor there is a spacious hall with **fireplace**, lounge, dining room and main kitchen with pantry and preparation workshop, as well as 2 separate toilets, closet and storage room. The first floor offers 4 bedrooms, 2 walk-in closets and 2 bathrooms. On the last 2nd floor is an open attic space.

The house underwent a complete renovation in 2001 and it is suitable for further refurbishment. There are **many original features preserved**, such as wooden windows, sliding double doors, radiators and walls tiles, vitrages and original lighting. There are veneer floors on the ground floor and laminate floors in the rest of the building. The house has a brand new Buderus gas boiler, installed in January 2016.

Pleasant location with good access to Prague (about 5 minutes to a train or bus, or 30 minutes by car to the center), with all amenities. Kindergartens, schools, hospital, cafes, restaurants, library - all nearby.

Interior 450 m<sup>2</sup>, built-up area 601 m<sup>2</sup>, garden 2 216 m<sup>2</sup>, plot 2 817 m<sup>2</sup>.



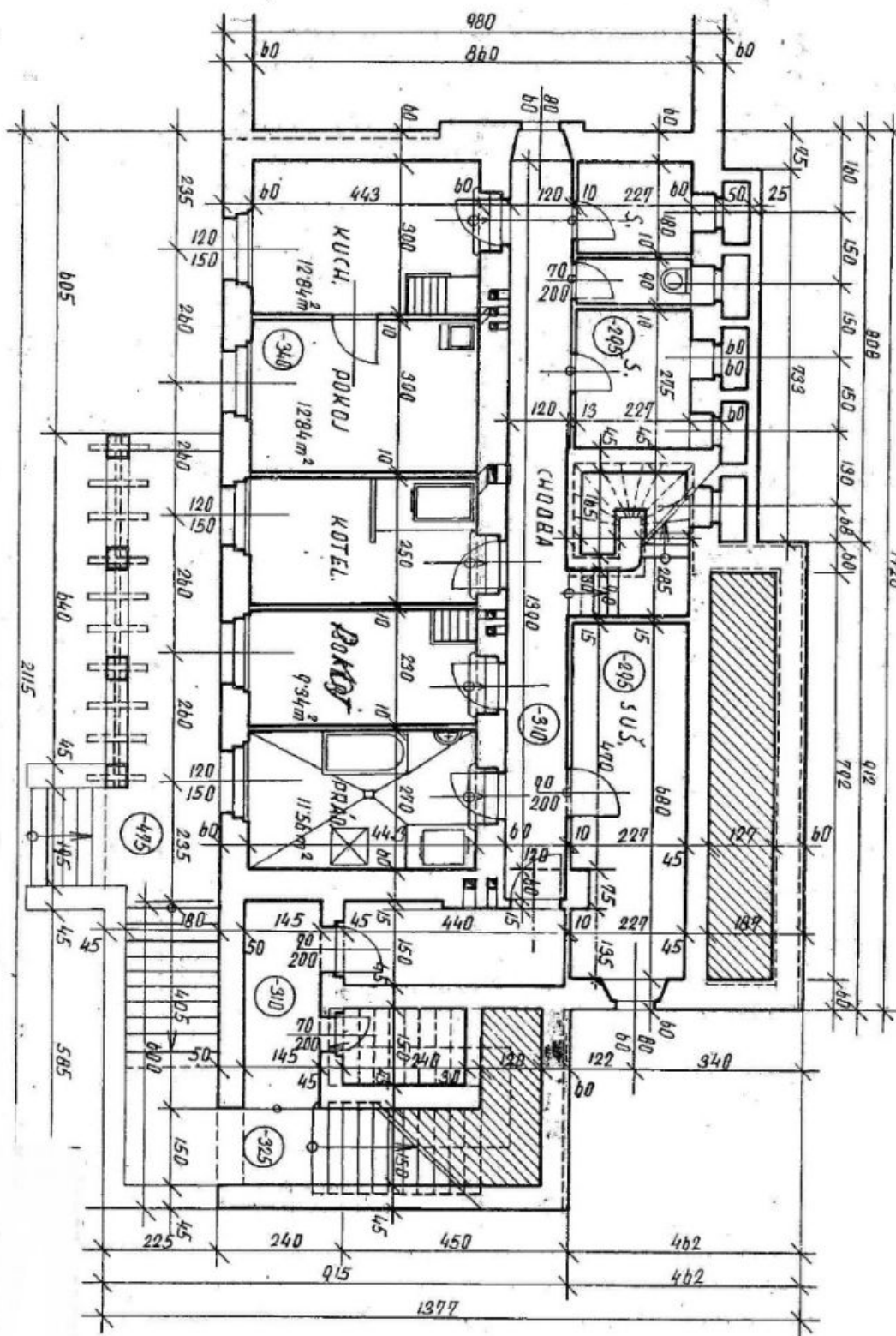




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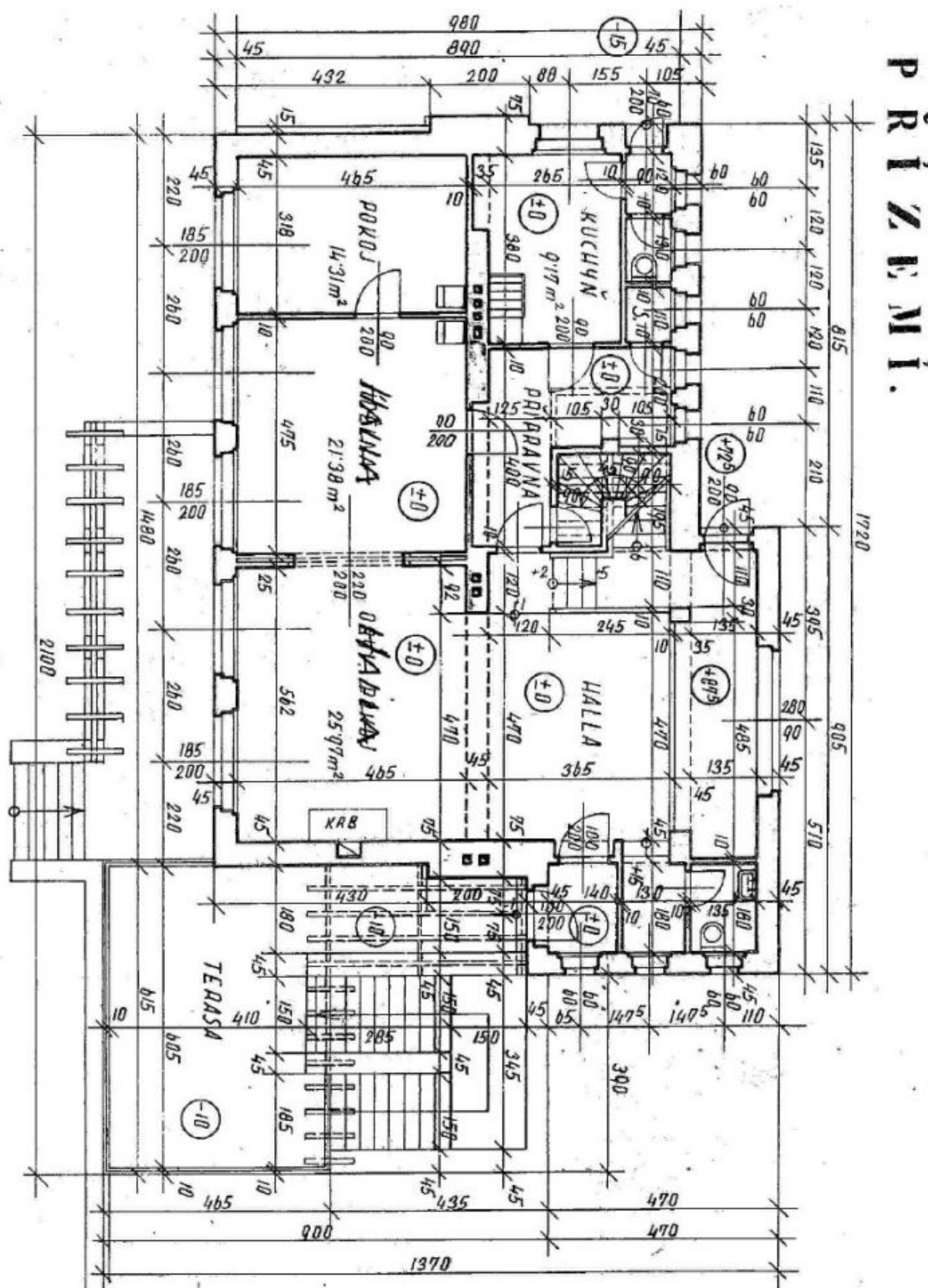
S U P E R B N .



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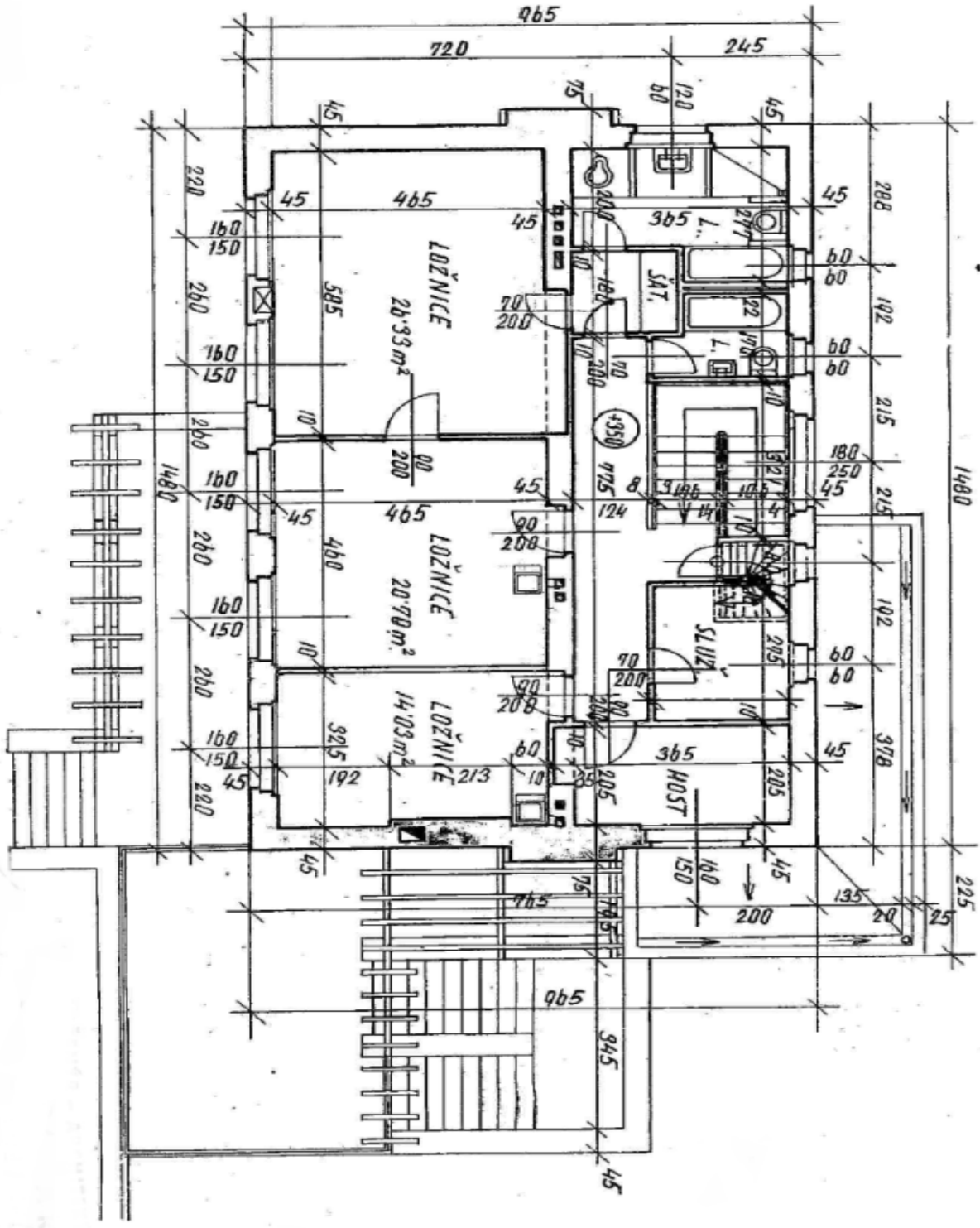


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I. PATRO.





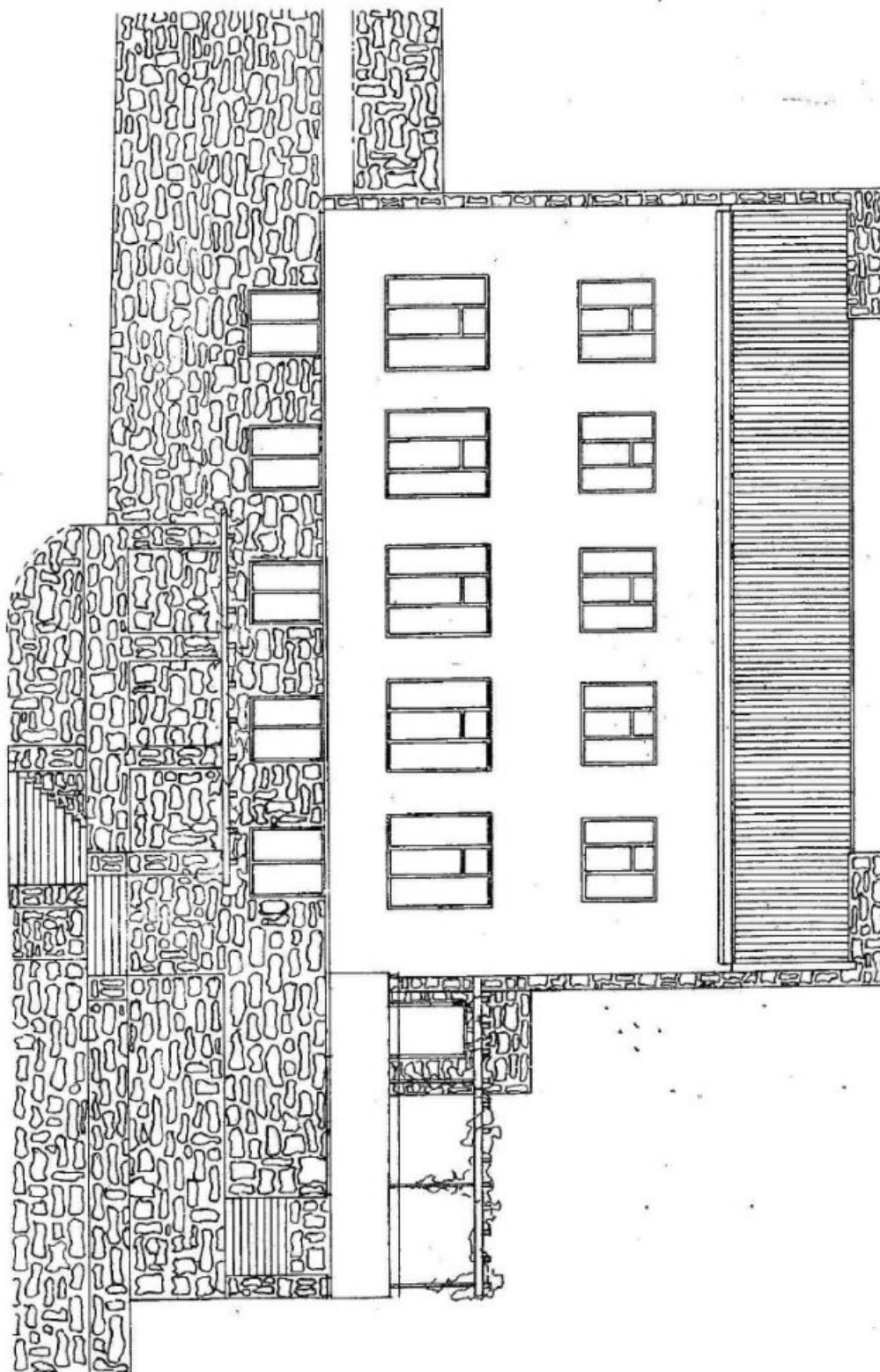




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POHLÉD J-V.