



House Five-bedroom (6+kk)

Sold

351 m², Prague 5, Hlubočepy, Barrandovská





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Usable area	351 m ²
Plot	878 m ²
Foot print	156 m ²
Garden	677 m ²
Floor area	316 m ²
Terrace	35 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	E
Reference number	21697

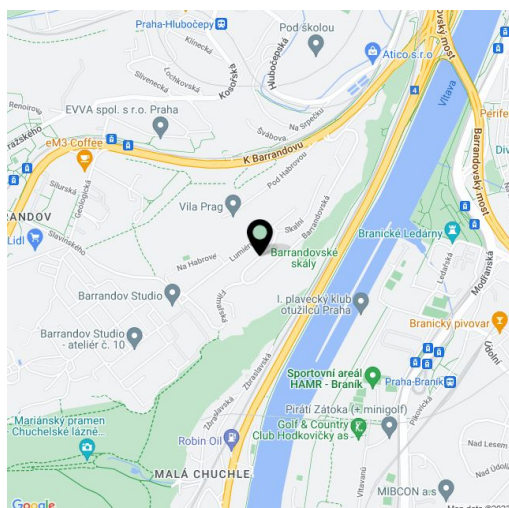
Boasting a fireplace, wine cellar, and breathtaking views of the Vltava River valley, this meticulously refurbished semi-detached villa is located on a hill in the original 1930 residential area of Barrandov. This stylish house is conveniently set on a quiet one-way street full of greenery, bordering a vast Chuchelský háj grove.

The partially sunken basement of the villa consists of an open-plan living room with a kitchen, dining area, ethanol fireplace, French doors leading to the garden, and a staircase leading to the ground floor; there is also a **relaxation area with sauna**, separate toilet, and a wine cellar. The ground floor comprises 2 bedrooms with en-suite walk-in wardrobes and access to the terrace, a bathroom with shower, sink and toilet, large closet, and a hallway. The first floor offers 3 bedrooms (one of them with a balcony and a walk-through study), bathroom with toilet, and a hall; the second floor features a spacious attic room that can be used as a gym / play room, a server room, and a storage room.

Quality equipment of the villa includes **air-conditioning**, **Sedlák Interior** kitchen with corian worktop and **Miele** appliances, waxed hardwood floors and heated tiles, wooden windows with double glazing and with shutters on the south side, central vacuum system, alarm, gas boiler. In the garden is a swimming pool and **double garage**.

Quiet residential area close to a large park, with a wide range of sporting opportunities. Near the house you can find the Filmka Barrandov equestrian club; all amenities available in a matter of minutes by car.

Interior 316 m², built-up area 156 m², garden 677 m², plot 878 m².

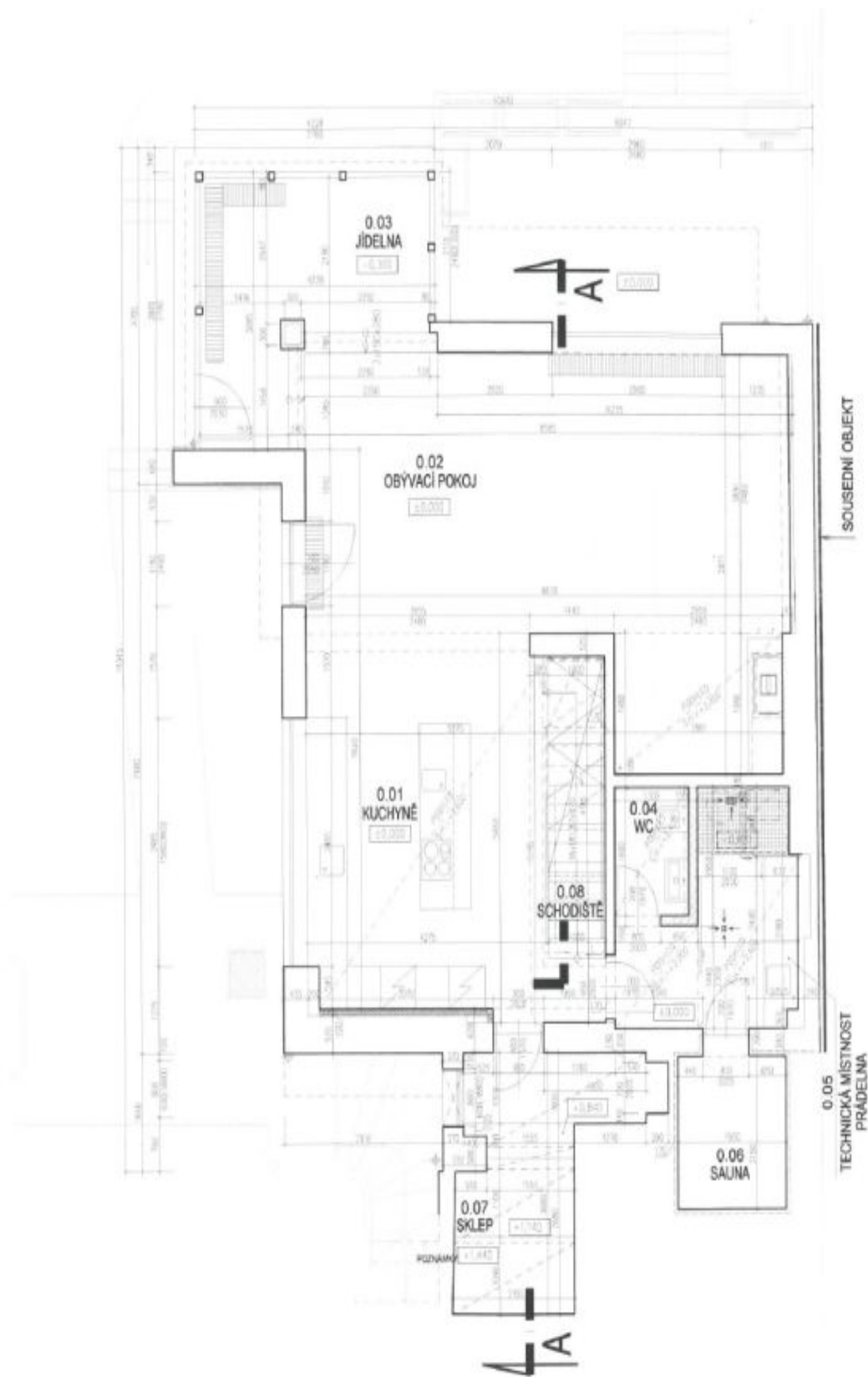




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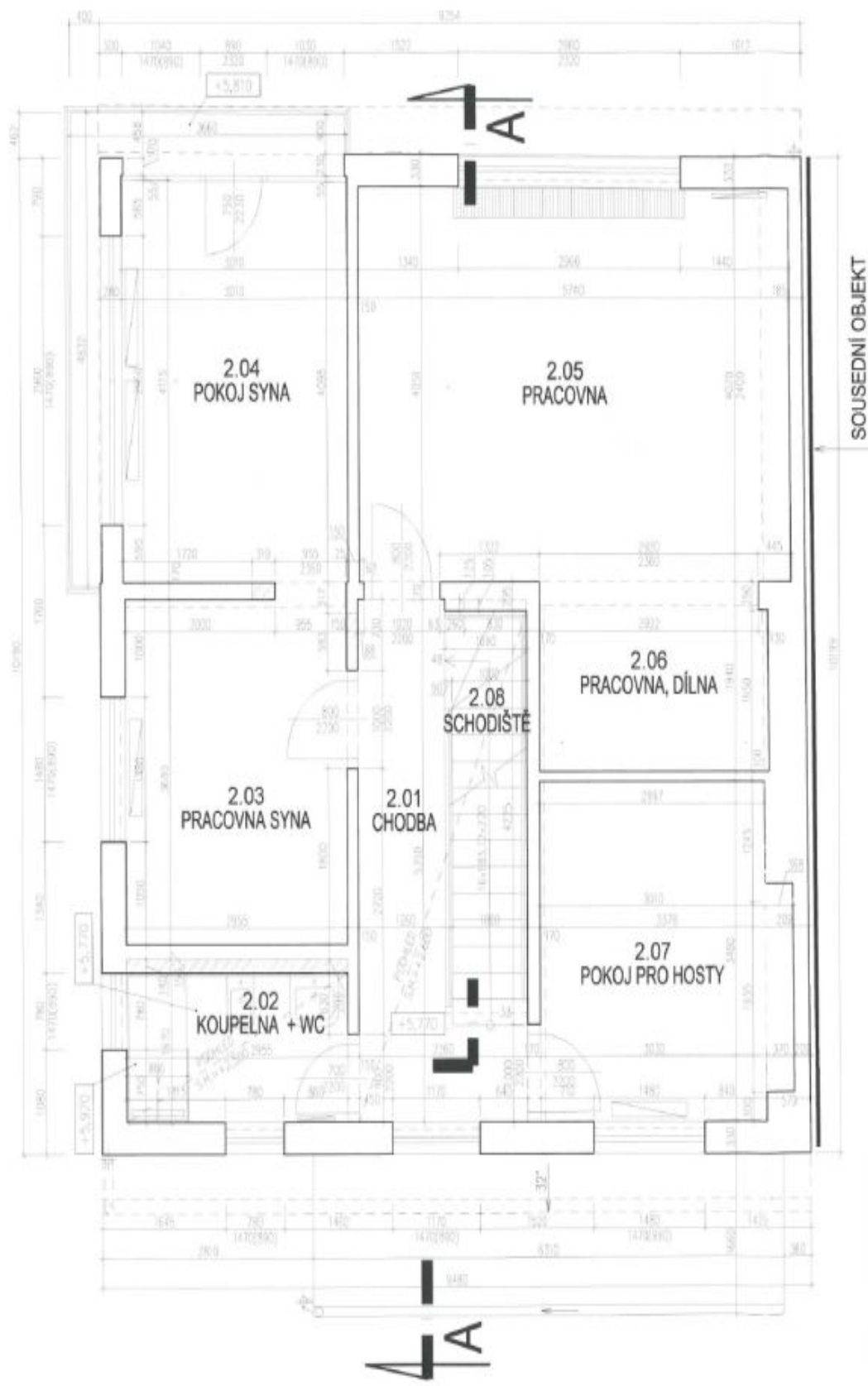




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