



## House Seven-bedroom (8+kk)

Sold

580 m<sup>2</sup>, Praha 6, Nebušice, K Vinicím





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Plot	3 011 m <sup>2</sup>
Foot print	227 m <sup>2</sup>
Garden	2 784 m <sup>2</sup>
Parking	Garage parking for 4 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23078

**Spacious villa in the best part of Nebušice, with large plot directly adjacent to the forest. This top quality furnished house is just a 3 minutes' walk from the prestigious International School of Prague, in a beautiful natural area of Šárecké Valley.**

The villa features a basement, a generous layout and interior in the style of the late 19th century, with emphasis put on detail. The ground floor consists of an entrance hall with open massive staircase, living room with kitchen and pantry, separated by a sliding door from the office, as well as a separate toilet, and a large lounge boasting a **black marble fireplace**. The first floor comprises 4 bedrooms (one of them with its own dressing room), main bathroom with shower, freestanding bathtub and toilet, and staircase hall. The basement of the house includes a guest bedroom, bathroom, a room suitable for use as a playroom, fitness or storage, utility room, and **two large garages with a parking capacity of 4 cars**.

Amenities include **inlaid wood floors, marble tiles**, custom-made massive staircase and interior and entrance doors with stained glass, Italian kitchen from Royal Interior studio, Alpha Innotec ground-to-air heat pump with storage tank and function of **heating and cooling of floors** throughout the house, central vacuum cleaner. There is a well and automatic irrigation on the plot. Building approval took place in 2011.

The house is located on the edge of the forest, and is a 3-minute walk from the prestigious International School of Prague and 5 minutes from a bus stop. Nearby is a Gabriela equestrian club and Divoká Šárka golf club. Excellent transport links to the city center and to the airport.

Usable area 580 m<sup>2</sup>, built-up area 227 m<sup>2</sup>, garden 2 784 m<sup>2</sup>, plot 3 011 m<sup>2</sup>.

