



## House Four-bedroom (5+kk)

Sold

388 m<sup>2</sup>, Praha-západ, Petrov, Pikovická





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Total area	388 m <sup>2</sup>
Plot	2 379 m <sup>2</sup>
Foot print	378 m <sup>2</sup>
Garden	2 001 m <sup>2</sup>
Floor area	332 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	-
PENB	D
Reference number	25826

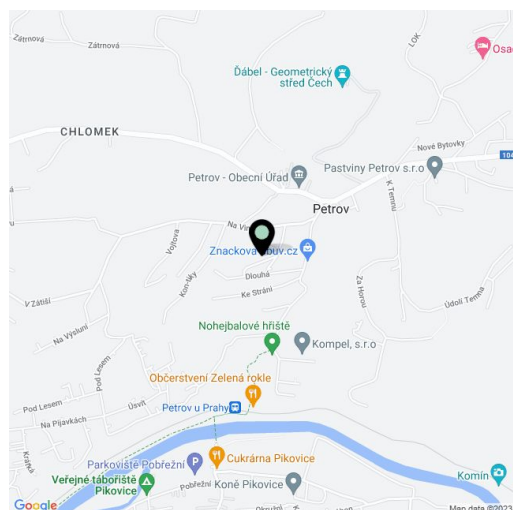
Offering a perfect connection with the beautiful surrounding countryside is this unique family villa with a fireplace, outdoor pool and open views of the wooded hills, situated in a quiet location high above the right bank of the Sázava River. This practically designed house is a perfect example of a harmonious combination of natural materials, modern technologies and timeless design.

The dominant feature of the ground floor is an open concept living room with dining area, kitchen and access to the terrace, followed by the garden. On the same floor there is also a master bedroom with bathroom (bathtub, shower, toilet, bidet, window) and a large walk-in closet, two children's rooms with access to the terrace and the swimming pool, shared bathroom (bathtub, shower, toilet), hall with walk-in closet, and a walkthrough storeroom to the garage. The upper floor comprises a generous relaxation room offering the best views of the countryside and balcony seating.

The above-standard equipment includes **large-format tiles made of natural slate, marble tiles** in the main bathroom, oak windows with double glazing, veneered door made of American walnut, fully equipped kitchen with **granite worktop** and **Siemens** appliances, Jablotron alarm, underfloor heating, Electric boiler, pellet boiler, preparation for heat pump.

Good accessibility to Prague and complete civic amenities - about 35 minutes by car from Smíchovské nádraží.

Interior 332.4 m<sup>2</sup>, built-up area 378 m<sup>2</sup>, garden 2 001 m<sup>2</sup>, plot 2 379 m<sup>2</sup>.

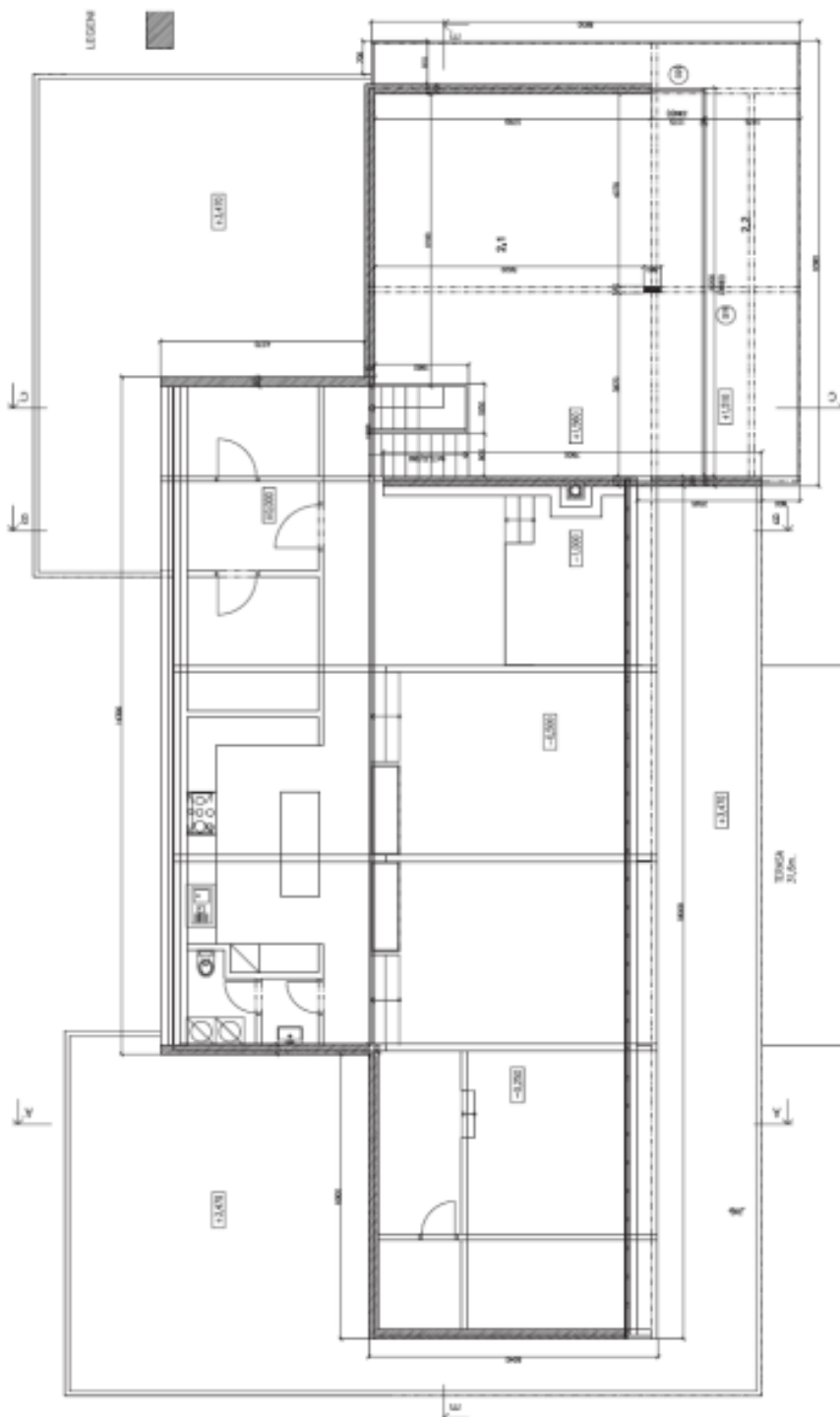




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