



## House Seven-bedroom (8+1)

Ask for price

544 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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Usable area	544 m <sup>2</sup>
Plot	1 148 m <sup>2</sup>
Foot print	167 m <sup>2</sup>
Garden	981 m <sup>2</sup>
Floor area	474 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	A
Reference number	26420

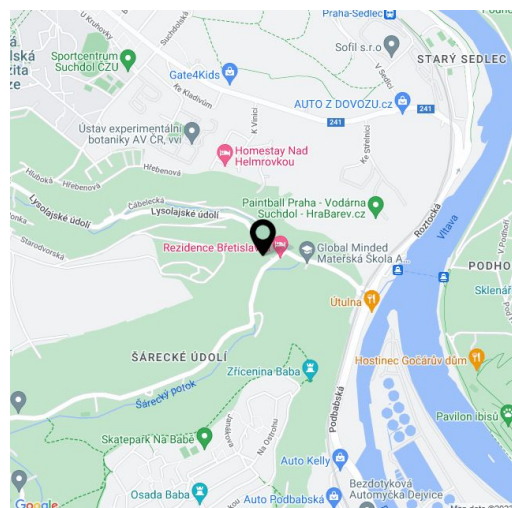
**Modern air-conditioned villa with outdoor swimming pool, located by a forest in the beautiful surroundings of the Šárka Valley. From spacious terraces and large-format windows, it offers unobstructed views of the yard and the leafy forest. The interior will accommodate also a larger family where all its members will have sufficient privacy.**

Luxurious house with stunning views of grown trees offers a total of **5 bedrooms with en-suite bathrooms and walk-in closets**. Thanks to the sloping land, you can enter the house on the 3rd floor. At this level there is also a **garage for two cars**, from which you can directly enter the hall. From this space you can go to the walk-in closet, separate toilet and staircase leading to the upper floor and lower floors. There is also an asymmetrically designed spacious kitchenette with a French window and a **living room with a fireplace** that has a glass sliding wall to the terrace. It overlooks a landscaped garden with a swimming pool and surrounding tall trees. Upstairs (4th floor) has a large room with access to the upper terrace and two of the bedrooms. On the 2nd floor there is an asymmetric room with garden and forest views, a walk-in closet, bathroom with shower and a utility room / laundry room with access to the yard and an outdoor shelter. There is also another bedroom with an en-suite bathroom which has direct access to the plot. The 1st floor offers a common room with kitchenette and bathroom and technical facilities (laundry, technical room for swimming pool). An outdoor storage space is also available.

Facilities include an outdoor pool, **fireplace for wood, marble window sills, wooden floors**, large-size aluminum windows, air-conditioning, automatic garden irrigation system, preparation for security system with a connection to a security agency, TV and Wi-Fi connection in all rooms. Garage for 2 cars / 2 parking spaces set in the house. The villa offers high user comfort and due to its layout it is also suitable for **multigenerational living**.

Pleasant area to live thanks to surrounding greenery, the abundance of walking paths in the **Šárka - Lysolaje Nature Park**, perfect for sports & leisure, and more. There is a **cycle path** right next to the house. A few steps from the house is the **Global Concept Montessori School**, 5 minutes drive from Nebušice International School ISP. The location combines a tranquil setting with a fast connection to the city center, the airport and bus connections to the **Bořislavka and Dejvická metro stations (line A)**.

Usable area 474 m<sup>2</sup>, terraces 70 m<sup>2</sup>, built-up area 167 m<sup>2</sup>, plot 1,064 m<sup>2</sup>

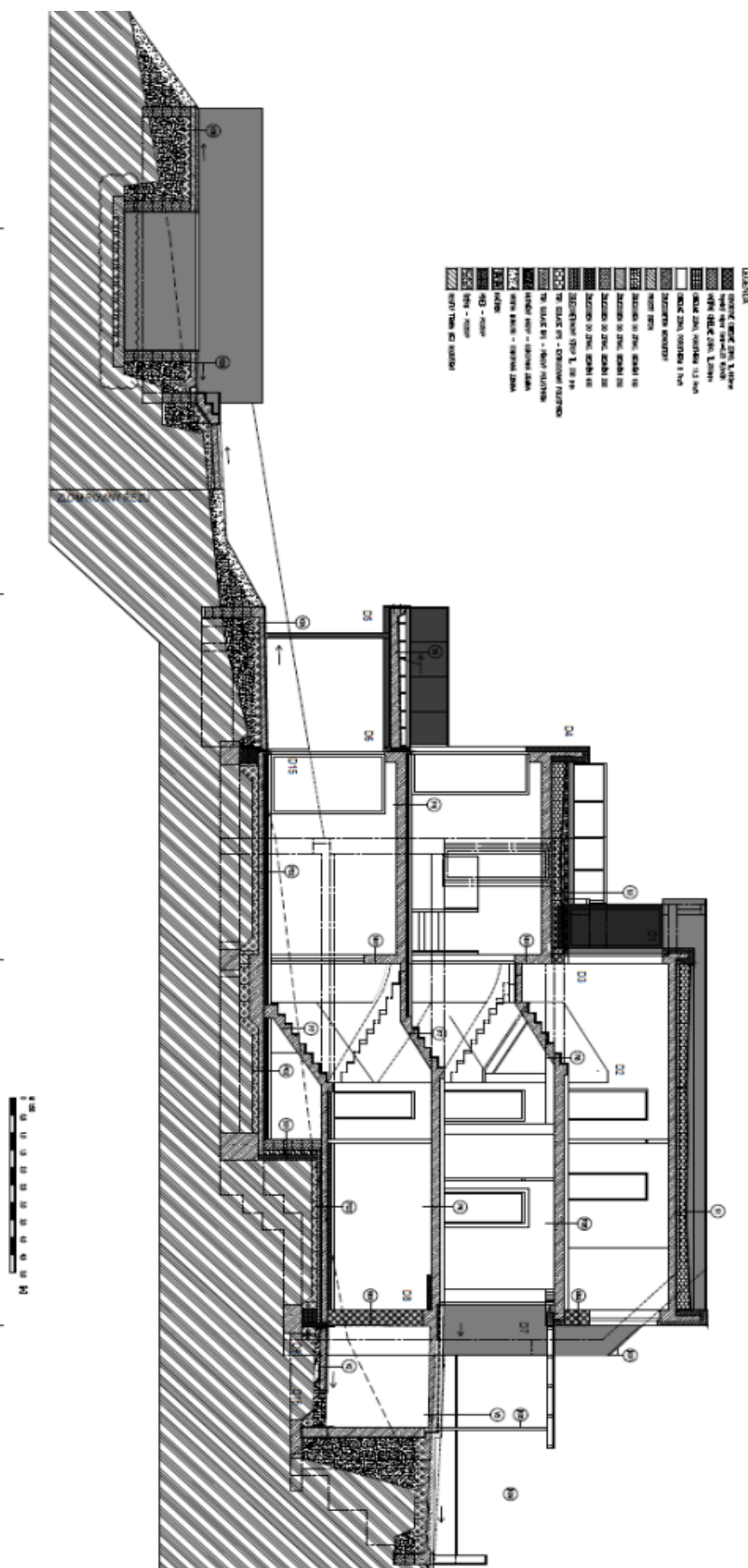




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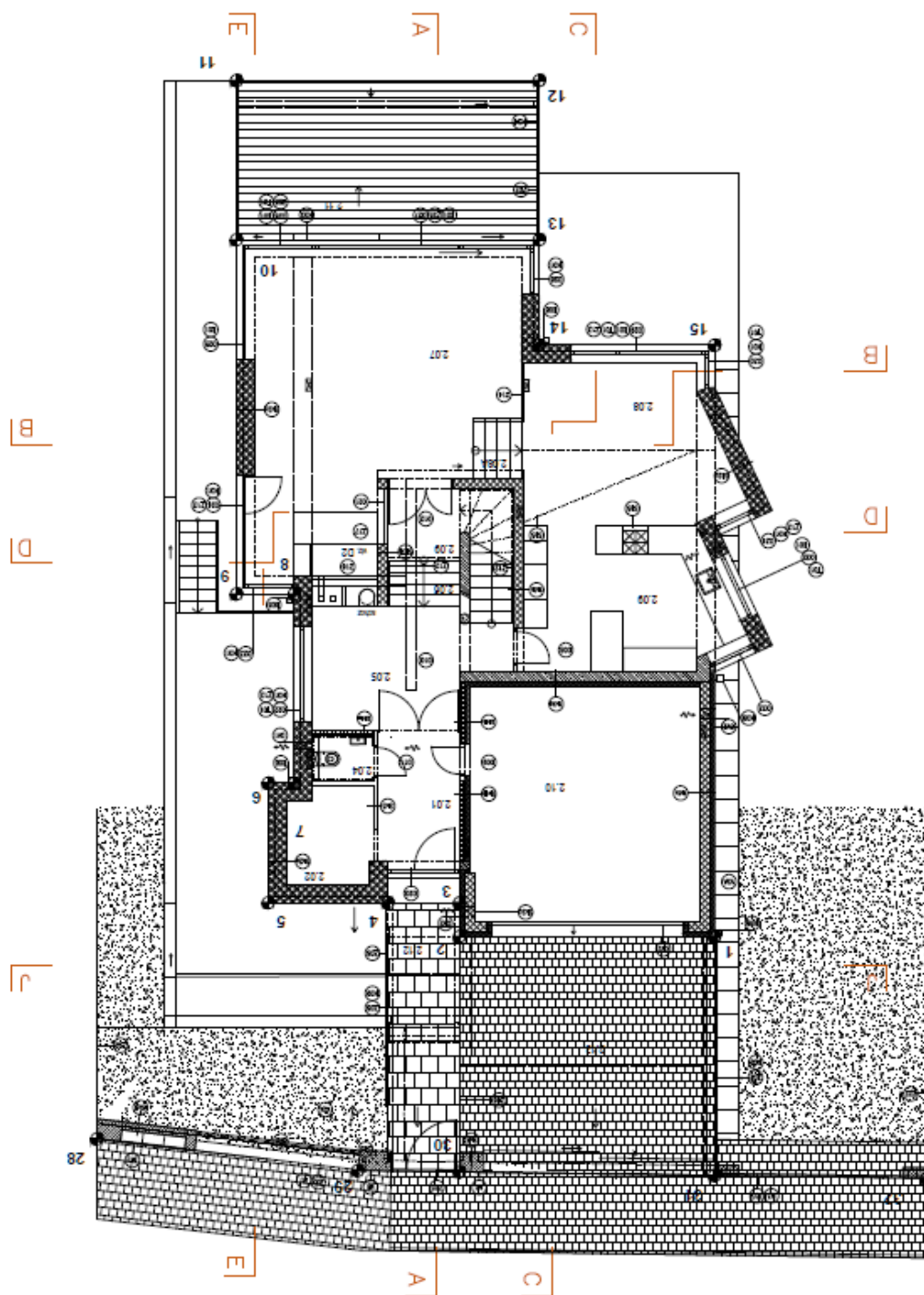




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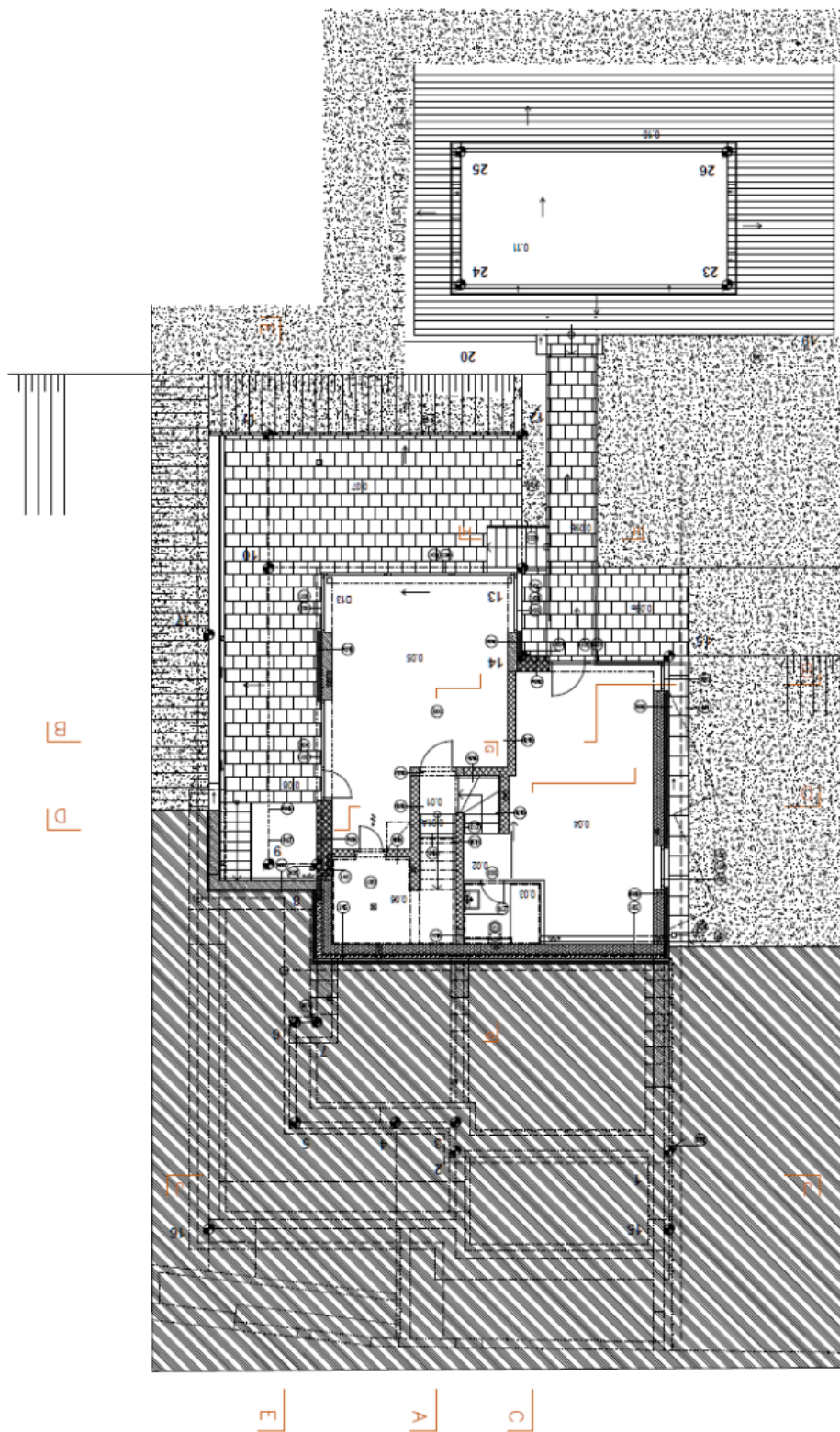




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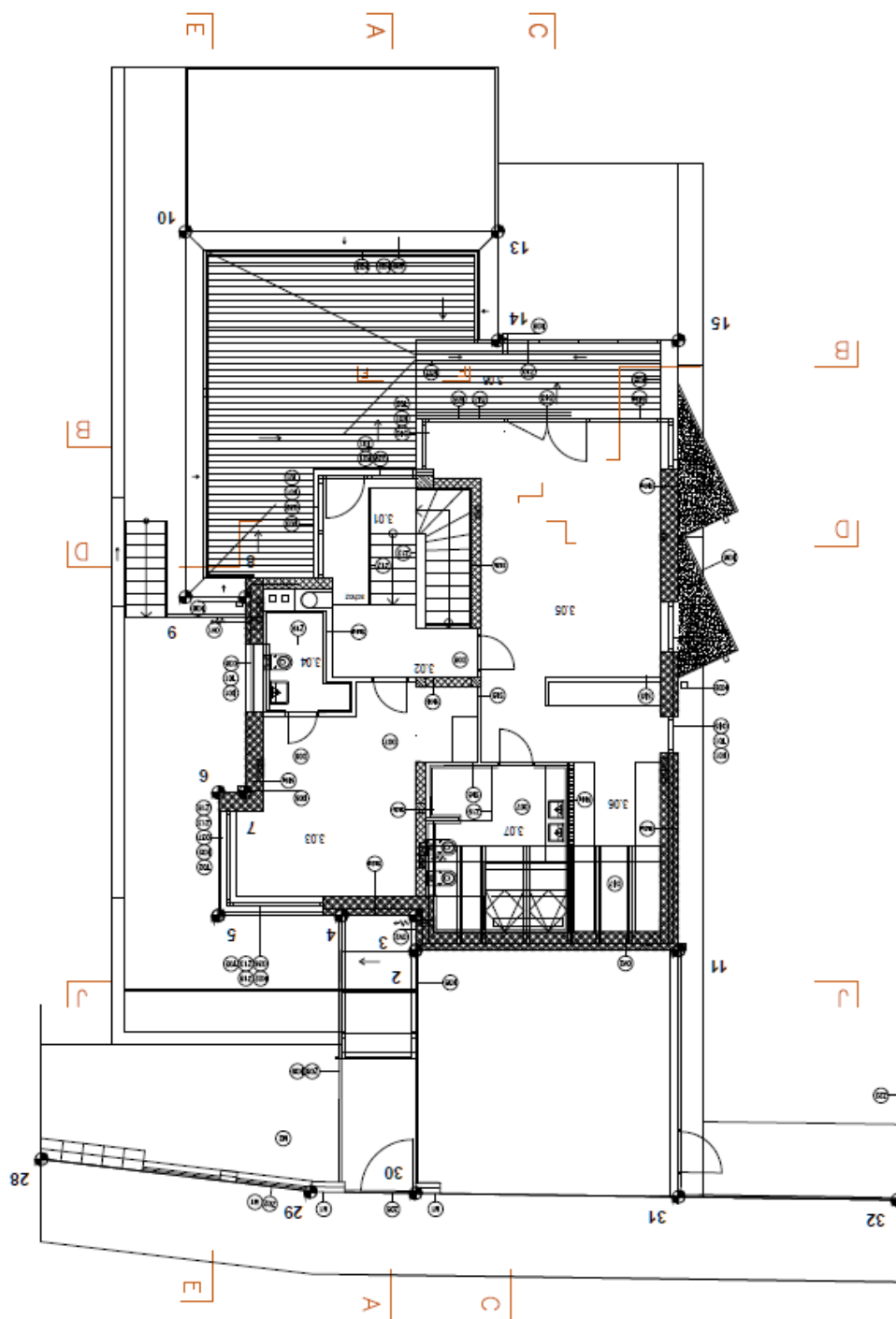




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