



## House Three-bedroom (4+kk)

Sold

325 m<sup>2</sup>, Praha-západ, Slapy, Slapy





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Total area	325 m <sup>2</sup>
Plot	2 665 m <sup>2</sup>
Foot print	408 m <sup>2</sup>
Garden	2 193 m <sup>2</sup>
Floor area	276 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26813

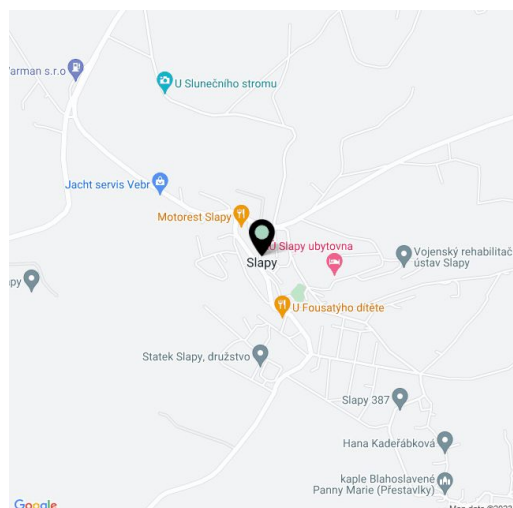
**Completely renovated villa from 1930 with a large garden, swimming pool and garden house, located in a village surrounded by beautiful lush forests, near the Slapy water reservoir.**

The house offers on the ground floor a bright hall, laundry room and a separate toilet with a sink. The corridor continues into the kitchen, where there is a pantry. The kitchen is connected to the dining area and there is a **living room with a fireplace for wood**. From the dining room you can enter the garden. The stairs lead to the upper floor from the living room. There are **three bedrooms**, a walk-in closet and a bathroom with toilet and another separate toilet. The gallery is used as a **study room**. Two of the bedrooms have a private **balcony**. There is also a **double garage** and a separate one-story structure with an entry hall, two rooms and a shower bathroom. This small building can be used for business activities. The garden also features a **nine-meter heated swimming pool**.

The kitchen is equipped with **Siemens** appliances. The bathroom has a bathtub, two sinks and an Ideal Standard shower. The house also has a **sauna** and is equipped with new **Euro double-glazed windows** and is insulated with **POROTHERM** bricks. **Wooden floating floors**. Tile floors have underfloor heating. Ceiling and floor heating is by the Norwegian brand, **NOBO**. Security via a Jablotron **alarm**.

The house is located in a quiet village with a **kindergarten and basic school**, several restaurants and a post office. The surrounding area offers many walking and cycling trails and swimming in the **Slapy** water reservoir. There is a bus stop right off the property, **45 minutes to the Smíchovské nádraží metro station (line B)**.

Interior 276 m<sup>2</sup>, built-up area 207 m<sup>2</sup> + 201 m<sup>2</sup> (new building), land 2 665 m<sup>2</sup>.

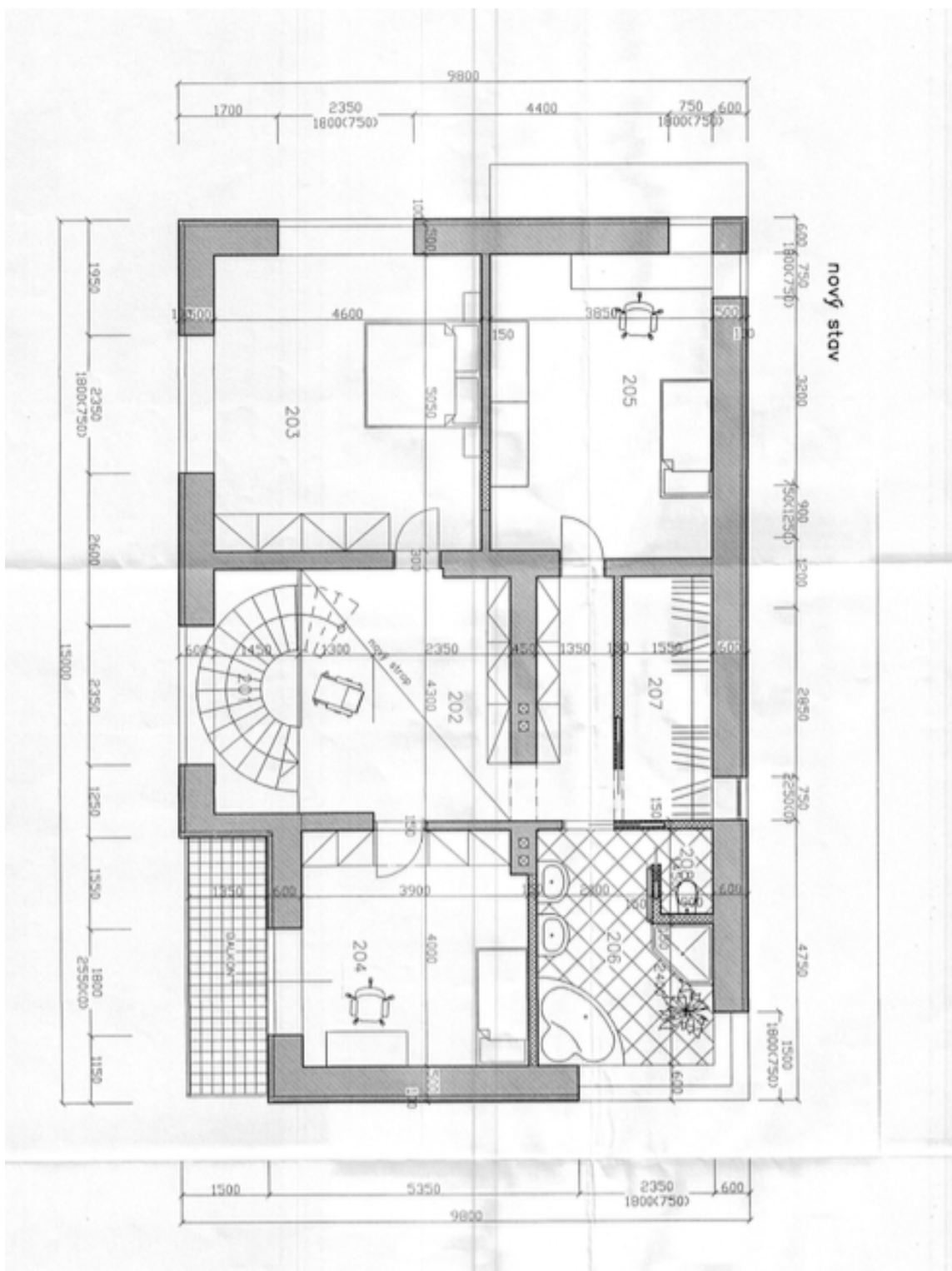




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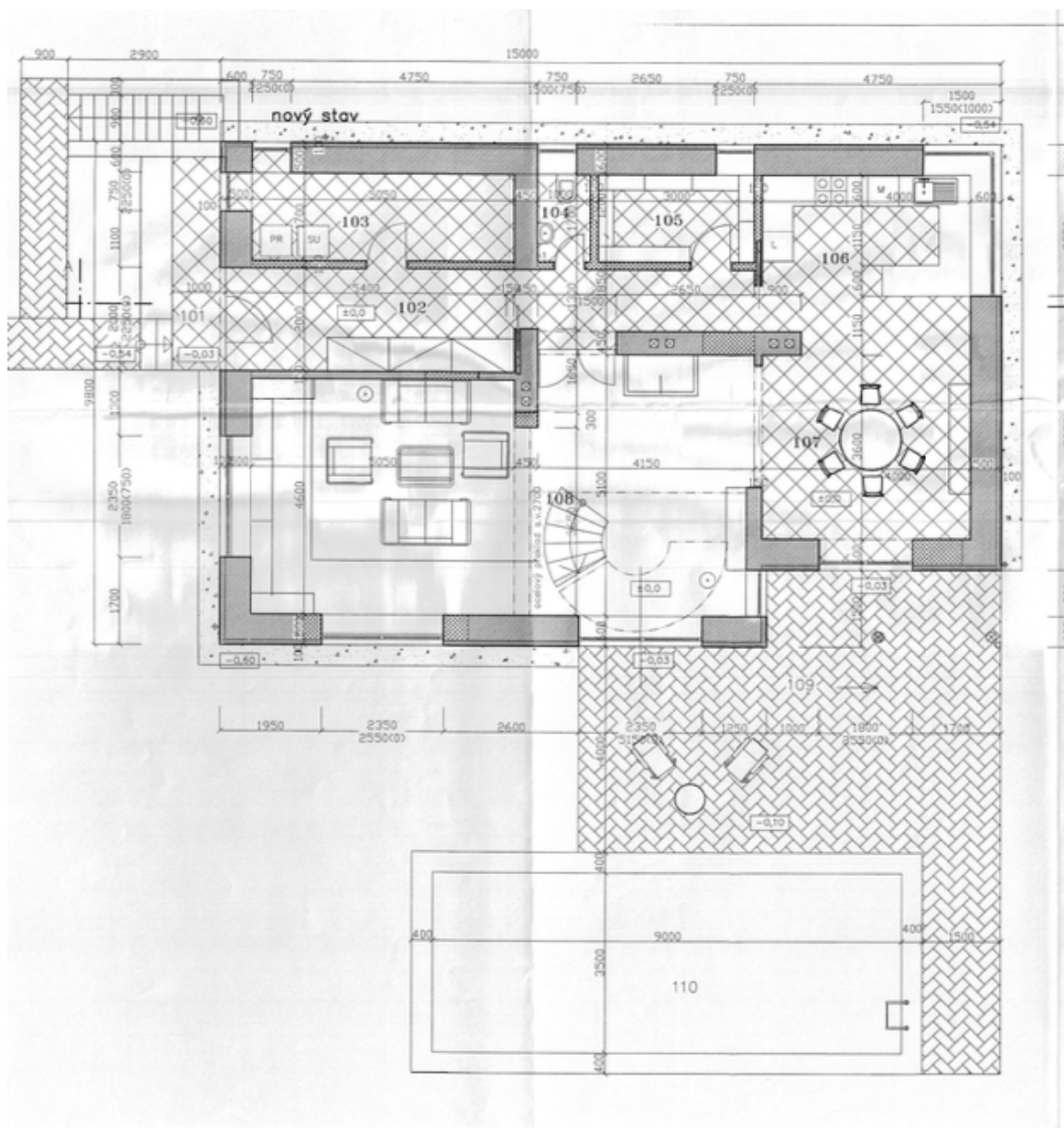




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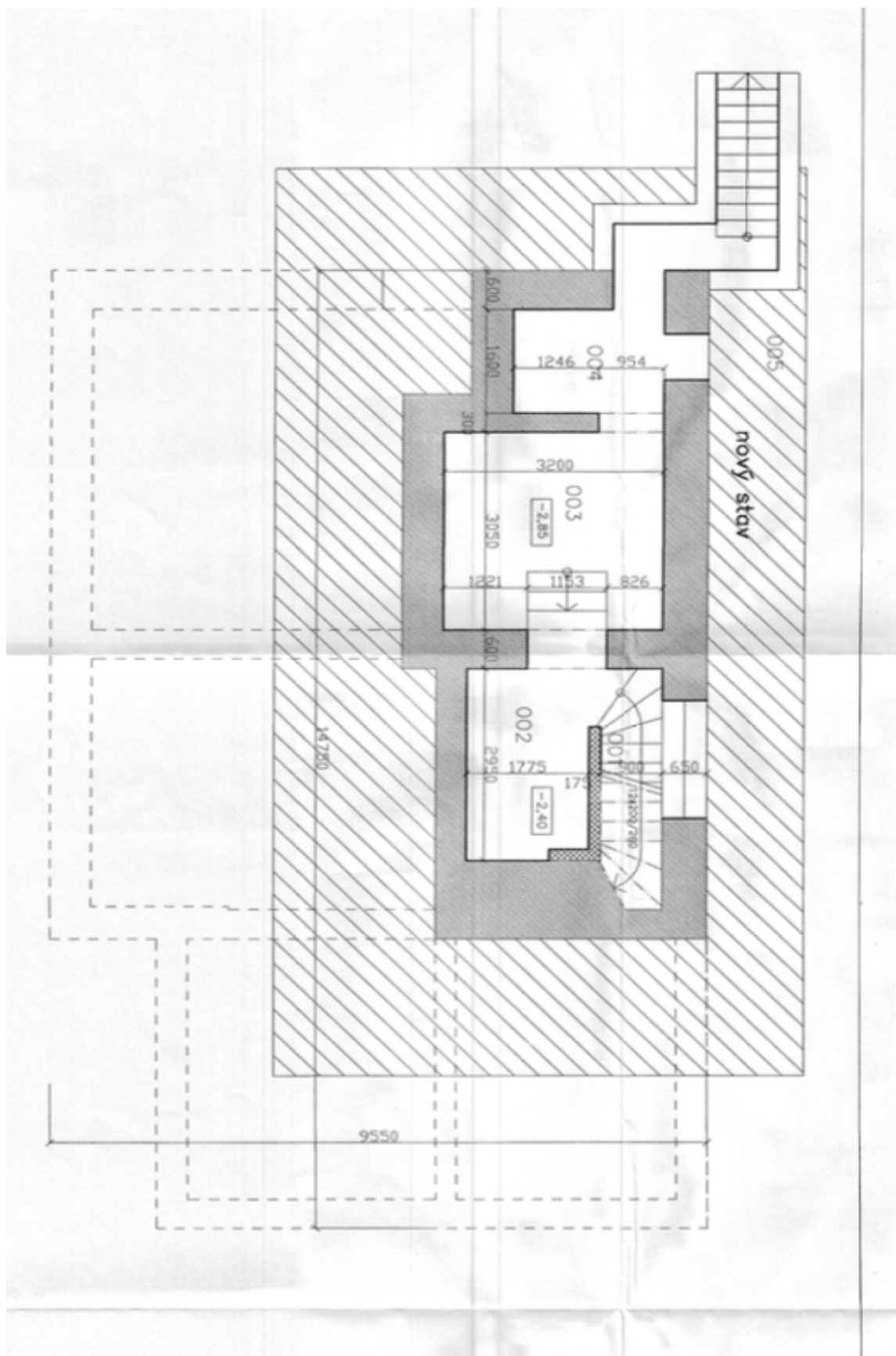




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