



House Four-bedroom (5+1)

486 m², Praha-západ, Slapy, Slapy

Sold

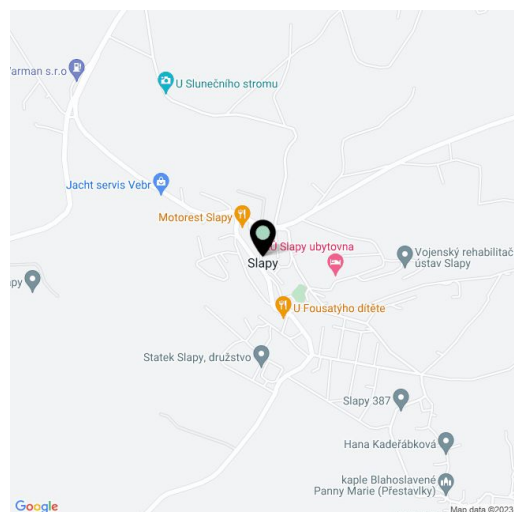




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Total area	486 m ²
Plot	11 755 m ²
Foot print	380 m ²
Garden	11 375 m ²
Floor area	425 m ²
Terrace	61 m ²
Parking	doublegarage a 2nd garage up to 4 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29318



Even though the city of Prague is only half an hour away, you'll want to go there less and less after spending a small amount of time at this magical property. This charming house is set in a tranquil area where you can work quietly, pick mushrooms, wild strawberries & blueberries, listen to the birds chirping and the sounds of the wind rustling through the forest trees, and watch the stars during clear evenings. Hot summer days can be spent swimming in the pool or in the nearby reservoir. In the winter months, you can be mesmerized by the wood burning in your fireplace and its heady scent.

The layout consists of a spacious living room with an adjoining terrace, connected with a kitchen and dining room. There is also a laundry room, a toilet, and a hall. Upstairs, there are 3 bedrooms with terraces, a walk-in closet, and a smaller bedroom with access to the garden terrace and the swimming pool. In the basement, there is a utility room and a **separate room with its own entrance and sanitary facilities**.

The interior includes **2 fireplaces** and a **pizza oven**, a central vacuum cleaner, an awning over the lower terrace, and an alarm connected to a mobile phone. Heated tiles and high-quality insulation provide a **pleasant climate in both the winter and summer**. In the garden, there is a garden house with a sauna, an **outdoor fireplace with a smokehouse**, a swimming pool with a sliding cover, and an original pool (now unused). There is a **wine cellar** that holds up to 400 bottles. Parking available in a **double garage and a 2nd garage for up to 4 cars**, additional parking on the plot. Central heating and electricity (automatic switching). Water from own water supply (backup water reservoir). The house has undergone continuous repairs. A major renovation took place in the 1990s when part of the windows were replaced (w/ German brand Meranti windows). The next renovation was in 2004.

Originally a weekend house in the 1930s, the house has been owned by one family (currently by the fourth generation). Plans to build up the **Na Vyhliďce** residential area where the house is located were disturbed by the events of the 20th century. Due to this, there are only a few houses and cottages, all of which have complete privacy. There is a paved road that leads to the house. Within a short driving distance you can find **all civic amenities**: in the village there is a kindergarten, elementary school (1st level), a post office, a grocery store, a doctor, and an 18-hole golf course. In Štěchovice, which is a 2-minute drive away, there is, for example, a well-known butcher shop, a patisserie, a restaurant, and a parish. Other opportunities for city activities are in Dobříš, 20 minutes away. There is a **direct connection to Prague**. The journey by car takes about 30 minutes.

Interior 283 m², garages and cellar 142 m², terraces 60 m², garden 11,375 m², built-up area 380 m², land 11,755 m².

In addition to regular property viewings, we also offer **real time video**

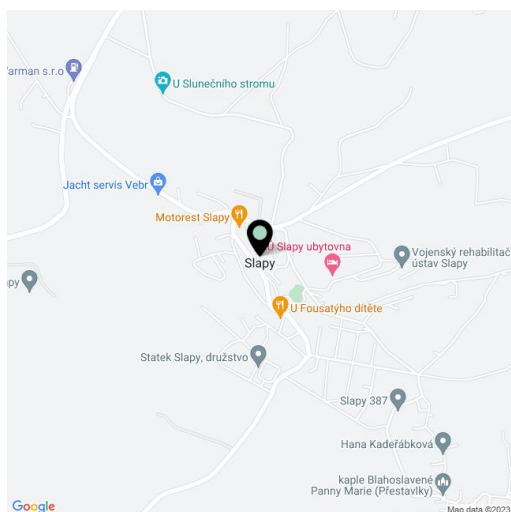


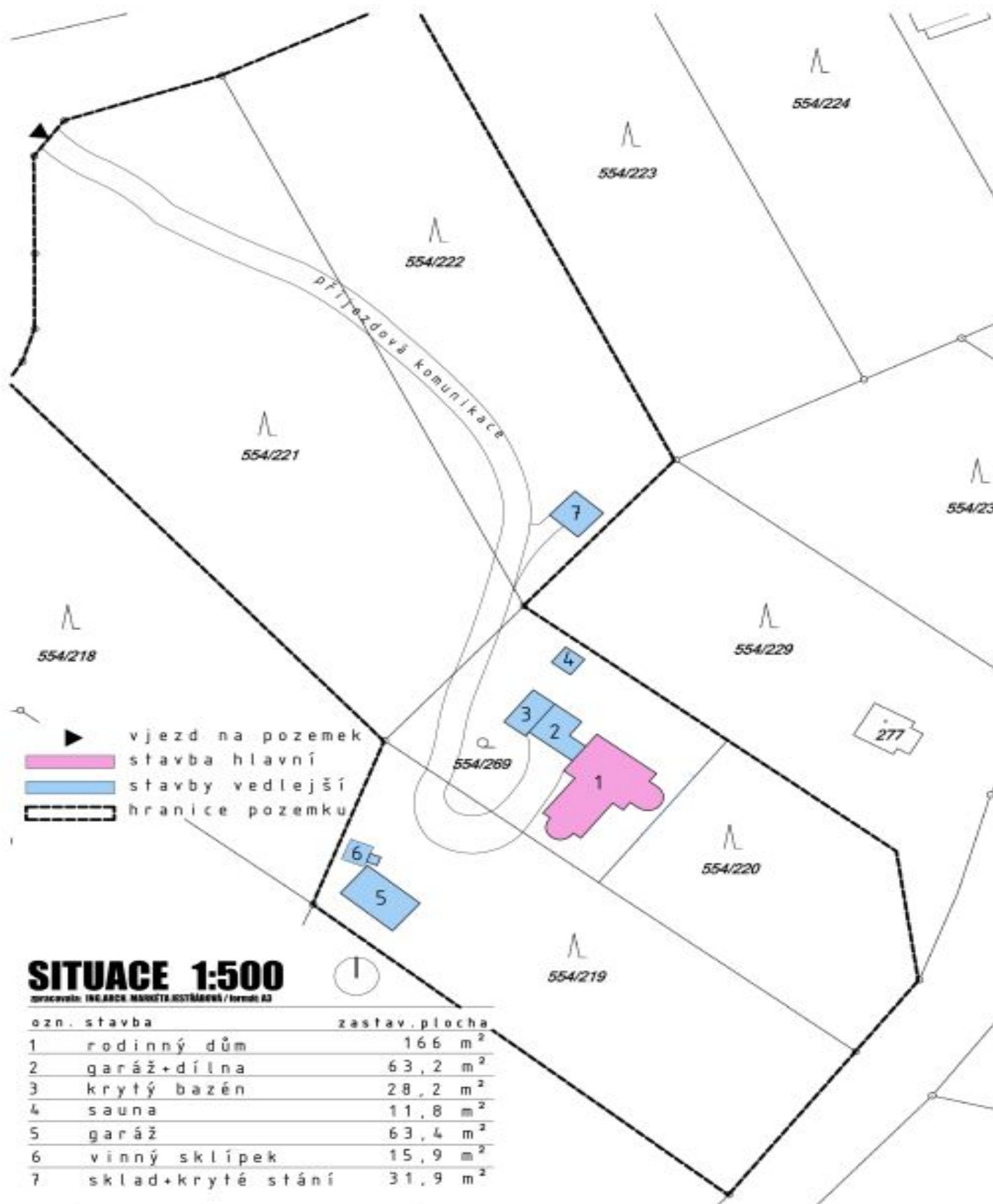
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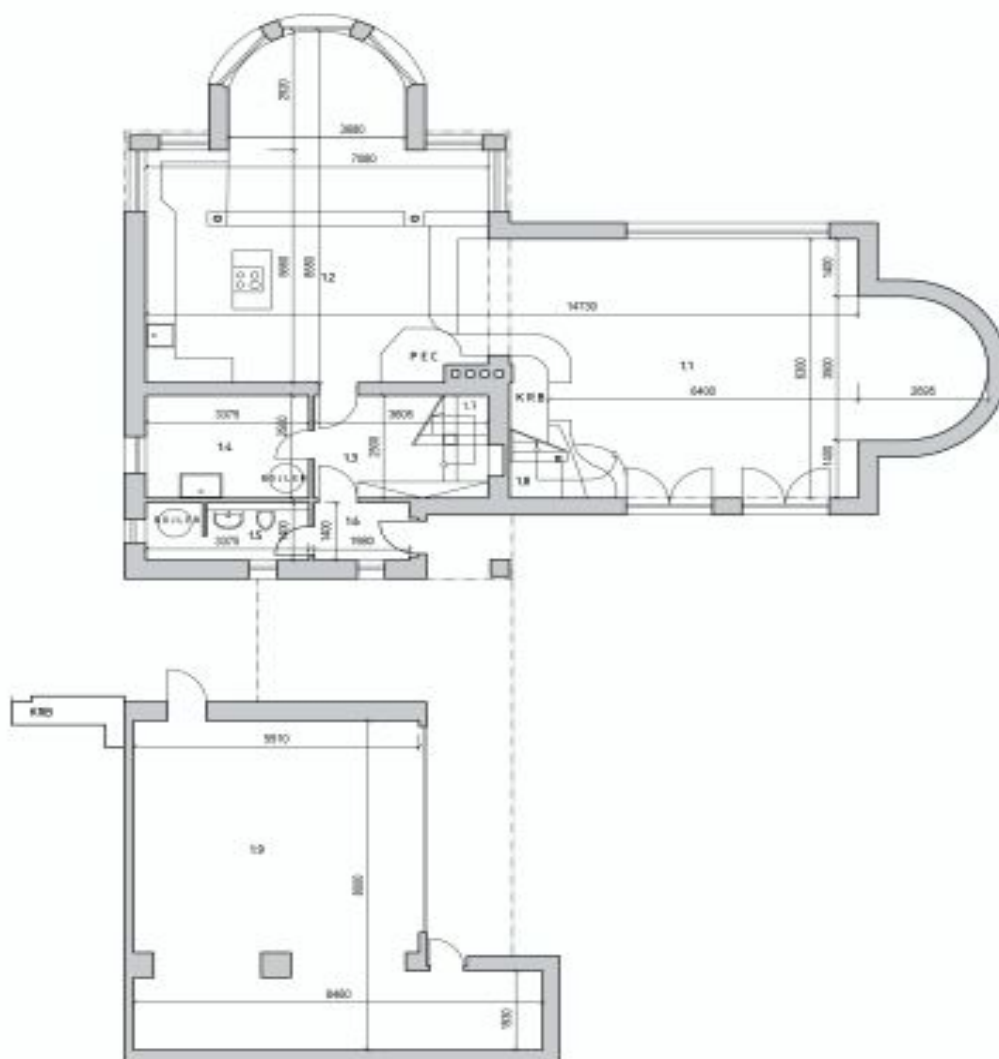
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viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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zpracovala: ING.ANDŘEJ MARKÉTA JESTŘÁBKOVÁ / strana: 83

ozn.	místnost	podlah. plocha
1.1	obývací pokoj	50,88 m ²
1.2	kuchyně+jídelna	45,38 m ²
1.3	předsíň	9,01 m ²
1.4	technická místnost	8,44 m ²
1.5	koupelna	4,66 m ²
1.6	zádveří	2,77 m ²
1.7	schodiště	3,41 m ²
1.8	schodiště	5,63 m ²
1.9	garáž+dílna	52 m ²

stěny
 hrany nad úrovní
 řezu

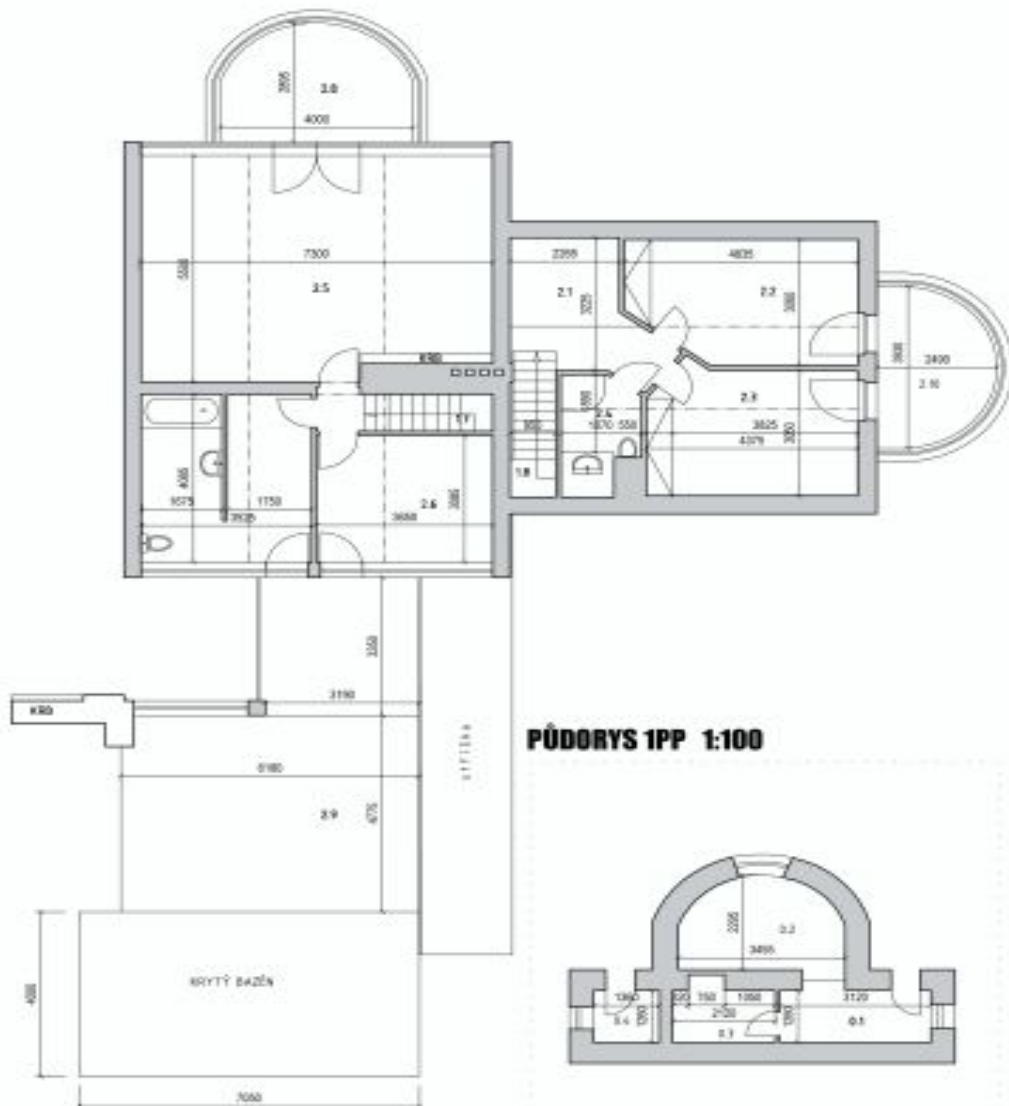


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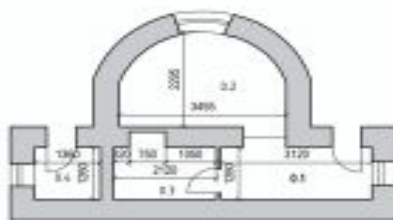
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PŮDORYS 2NP 1:100



PŮDORYS 1PP 1:100



PŮDORYS 2NP 1:100



PŮDORYS 1PP 1:100



stručně: ING. AŘEN. MARGITA RESTRÁŽNÍK / IREX s.r.o.

ozn.	místnost	podlah. plocha
2.1	předsín	8,88 m ²
2.2	pokoj	13,90 m ²
2.3	pokoj	13,58 m ²
2.4	koupelna	3,03 m ²
2.5	ložnice	38,50 m ²
2.6	pokoj	13,32 m ²
2.7	koupelna	16,14 m ²
2.8	terasa	10,04 m ²
2.9	terasa	39,84 m ²
2.10	terasa	10,60 m ²

ozn.	místnost	podlah. plocha
0.1	předsín	8,88 m ²
0.2	pokoj	8,88 m ²
0.3	wc	13,90 m ²
0.4	tech. místnost	13,58 m ²

stěny
 hrany nad úrovní řezu



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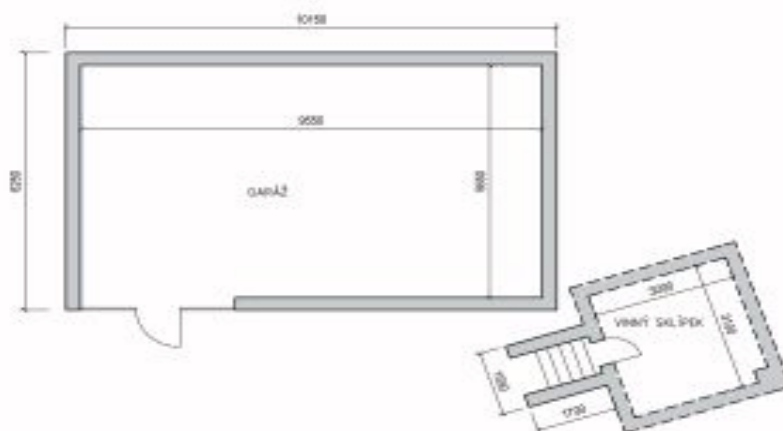
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KRYTÉ STÁNÍ + SKLAD 1:100



GARÁŽ / VINNÝ SKLÍPEK 1:100



PŮDORYS VEDLEJŠÍCH STAVEB 1:100

ZPRACOVATEL: ING. ARCH. MARIETA HESTERKOVÁ / IUMMAZ-AG

----- podzemní kce
 ■ stěny

ozn.	místnost	podlah.plocha
5	garáž	53,96 m ²
6	vinný sklípek	9,30 m ²
7	kryté stání+sklad	26,68 m ²