



## House Eight-bedroom (9+1)

Rented

530 m<sup>2</sup>, Praha-západ, Jesenice, Sněženková





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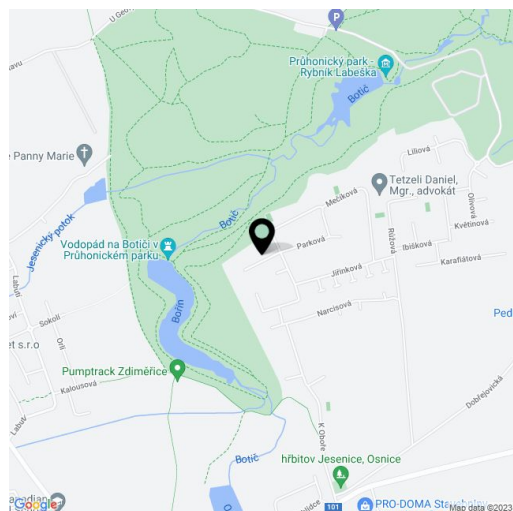
Plot	6 163 m²
Foot print	443 m²
Garden	5 720 m²
Parking	Two garages, 2 x 50 m2
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31291
Available from	Immediately

This spacious villa with pleasantly large rooms is tastefully set in a large well-kept garden with grown bushes, trees and a small pond which is beautified by colourful Koi carps. The house and garden provide a sense of calm and complete privacy that you can enjoy also in the adjacent pleasant woods of the Průhonice Park, accessible directly from the garden. Silence is interrupted only by bird songs and soothing forest sounds. The family home, which can be used for multigenerational living, has a swimming pool, a separate guest house and a courtyard with a garage entrance.

On the ground floor the airy generous interior with large French windows offers a spacious entrance hall with a dignified staircase followed by a living room connected to a kitchen with a dining area. Furthermore there is a lounge with a library and a fireplace, study, fitness room with a shower and a sauna, bathroom, separate toilet and garage access. The upper floor includes a spacious gallery and a total of 4 bedrooms: **2 bedrooms with a shared bathroom and balcony, a bedroom with an en-suite bathroom and a kitchenette** that can be used as a separate apartment, and a **master bedroom with bathroom, toilet corner and walk-in closet**. All the bathrooms on the upper floor have a bathtub and a shower. In the basement there is a technical background, workshop and laundry. Next to the house there is a **guest house with its own facilities, a garage for 4 to 6 cars** and one covered parking space.

Features include wooden floating floors, oak entrance door, wooden windows and interior doors, **sauna, fitness, fireplace**, floor heating, fully equipped kitchen unit, satellite TV and security system with alarm, furniture can also be left. The irrigable garden features a **large pool** with a sliding cover, **pond** with Koi carp, **gazebo** with barbecue and two **fireplaces**. A well is located on the plot.

Located at the edge of the quiet residential area of **Osnice**. Thanks to the private entrance to the adjacent **Průhonice Park** with a renowned collection of rare trees and rhododendrons, you can reach the Průhonice **waterfalls and views over the Bořín pond** in just a few minutes. There is also a **cycling track** near the house. The location offers excellent transport accessibility thanks to an easy **connection to the Prague Circle or the D1 motorway**. There is a kindergarten, playgrounds, an outdoor gym, an equestrian club and a restaurant. Other amenities available within a few minutes' drive in neighboring **Pruhonice or nearby Kunratice**. The prestigious **Sunny Canadian International School** is a 7-minute drive, the center of Prague can be reached in 25 minutes. Utilities are paid separately. Available from February 2020.





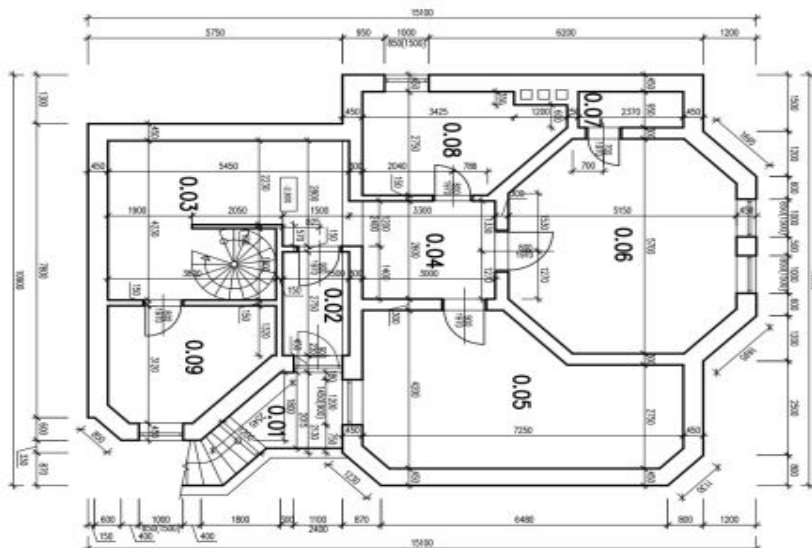




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TABULKA MÍSTNOSTI		
Číslo	Název místnosti	Plocha [m <sup>2</sup> ]
0.01	Zábratí	4,51
0.02	Zábratí	4,41
0.03	Chodba	16,81
0.04	Chodba	8,16
0.05	DĚLNÁ/SKLAD	25,27
0.06	PRACOVNA	25,84
0.07	SKLAD	2,25
0.08	TECHNICKÁ MÍSTNOST	10,88
0.09	PRÁDELNA	9,96

Čistková plocha [m<sup>2</sup>]: 107,89

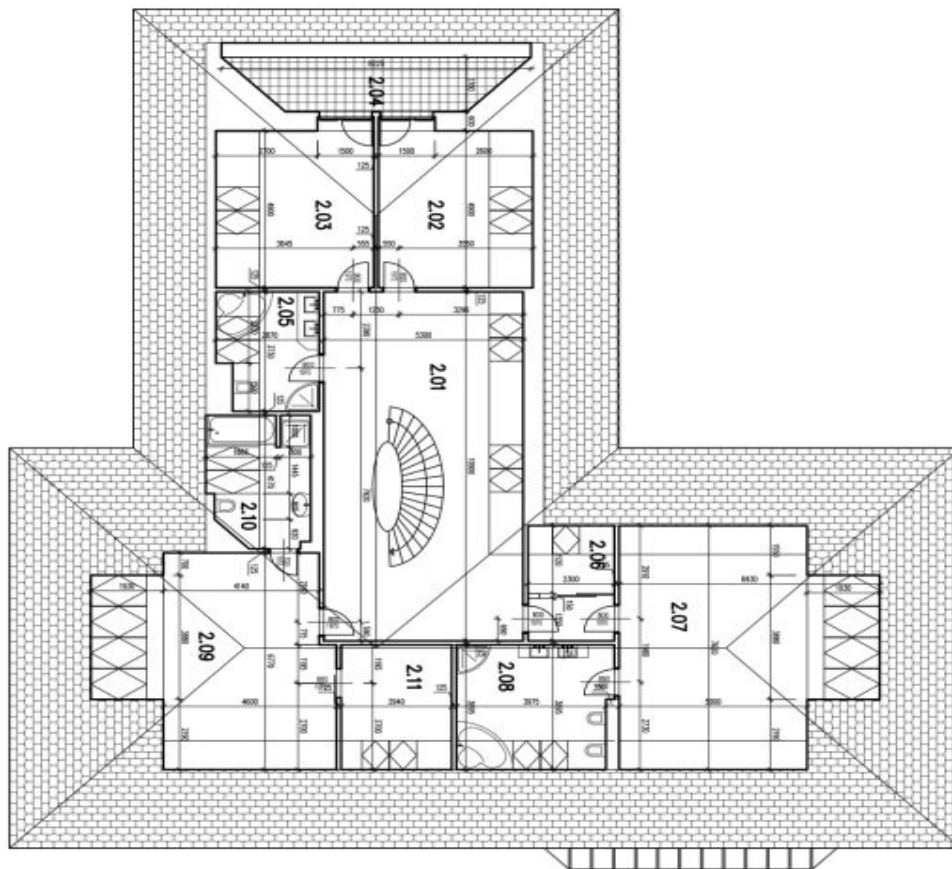
ADRESA VÝKUPNÍ Ing. arch. Zdeněk Oulehřák	ZOBRAZENÍ PŘEDSTAVENÍ Ing. arch. Zdeněk Oulehřák	VÝKRES Ing. Tomáš Nery	<p>REALITNÍ ZÁKLADY reálného zastoupení odvětví</p> <p>Adresa: +420 257 144 825 +420 257 511 035 E-mail: info@svoboda-williams.com</p>
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**TABULKA MÍSTNOSTI**

Kód	Název místnosti	Plocha [m <sup>2</sup> ]
2.01	Holba se schodištěm	57,70
2.02	Lobnice	20,60
2.03	Lobnice	21,10
2.04	terasa	11,90
2.05	Koupelna	9,60
2.06	Vstup ze zahrady	6,30
2.07	Lobnice	45,60
2.08	Koupelna	15,60
2.09	Lobnice	37,40
2.10	Koupelna	10,80
2.11	Kuchyně	11,50

**Celková plocha [m<sup>2</sup>]: 249,60**

<b>PROJEKTANT</b>	Ing. arch. Zdeněk Oudvinský	<b>STAVĚNÍ</b>	Ing. arch. Zdeněk Oudvinský	<b>PROJEKT</b>	Ing. Tomáš Hory
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