



## House Four-bedroom (5+1)

Ask for price

699 m<sup>2</sup>, Prague 6, Dejvice, Pod Meliškou





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Total area	699 m <sup>2</sup>
Plot	1 082 m <sup>2</sup>
Foot print	174 m <sup>2</sup>
Garden	908 m <sup>2</sup>
Floor area	542 m <sup>2</sup>
Terrace	157 m <sup>2</sup>
Parking	Garage with direct access to the house
Garage	Yes
Cellar	Yes
PENB	G
Reference number	38730

This timeless, fully furnished family villa with a pool, fitness room, and wellness area is surrounded by a large ornamental garden in one of the most romantic and greenest places in Prague 6—the Šárka Valley. The location allows you to enjoy life in nature and at the same time be within easy reach of all services, including international schools or the airport.

On the ground floor, there is a living room with a **fireplace**, an adjoining spacious kitchen, a bathroom with a dressing room, a closet, and an entrance hall. The living room and kitchen are very airy thanks to the **double height ceiling and French windows facing the garden**. The 1st floor consists of a master bedroom with a bathroom and dressing room, 2 rooms with a shared bathroom, and a large gallery. The attic is currently set up as a children's playroom, which is adjacent to a bathroom. In addition to operating facilities (storage space, laundry, and drying rooms), the basement also boasts a **fitness and wellness area** with a sauna and access to the **terrace**, a bathroom, and a **garage** with direct access to the house.

The interior acquired its current form in 2016. The floors are **wooden** or large-format tile, the **solid wood staircase** is complemented by a decorative cast-iron railing with wooden handrails. The timelessness of the interior is underscored by wooden paneled doors, wooden windows, and stylish switches, and antiques connect the present with the past. The house is offered **fully furnished**. The garden is lined with a mature hedge, and on the large **sunny terrace** is a **swimming pool** with a sliding cover.

The villa is part of a **secure enclosed area** location at the **end of a cul-de-sac street**, guaranteeing perfect privacy. The complex is located directly in the **Šárka-Lysolaje Nature Park**, which consists of several nature reserves and monuments. The airport is only a few minutes' drive away, even closer are the private Global Preschool kindergarten, the prestigious ISP international school in Nebušice, or the Riverside School in Sedlec. A bus stop with connections to the Dejvická metro station is a few steps from the house.

Interior 542.4 m<sup>2</sup> terrace 140.9 m<sup>2</sup> and 16 m<sup>2</sup>, built-up area 174 m<sup>2</sup>, garden 908 m<sup>2</sup>, land 1,082 m<sup>2</sup>.

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