



## House Four-bedroom (5+kk)

Sold

566 m<sup>2</sup>, Praha-západ, Průhonice, Ke Školce





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Usable area	566 m <sup>2</sup>
Plot	411 m <sup>2</sup>
Foot print	316 m <sup>2</sup>
Garden	96 m <sup>2</sup>
Floor area	428 m <sup>2</sup>
Terrace	138 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	G
Reference number	5949

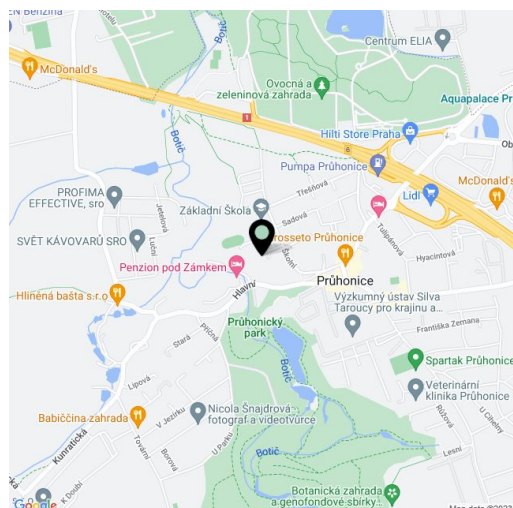
**Half of a modern two-story villa offering spacious terraces, situated on top of a rocky hill opposite Průhonický Chateau.**

On the ground floor is a **double garage**, utility room, and entry hall leading into an open space living and kitchen area with direct access to a spacious terrace (100 m<sup>2</sup>) providing an unobstructed panoramic view of the chateau. The ground floor is complete with a study and master bedroom with walk-through closet leading into a large bathroom with a shower and bathtub. The first floor features two children's bedrooms each with a balcony, a guest room, bathroom, and the second terrace.

The property is equipped with a **modern system** including floor heating, electric blinds, security / smoke detection system, central vacuum cleaner, and a high quality lighting system.

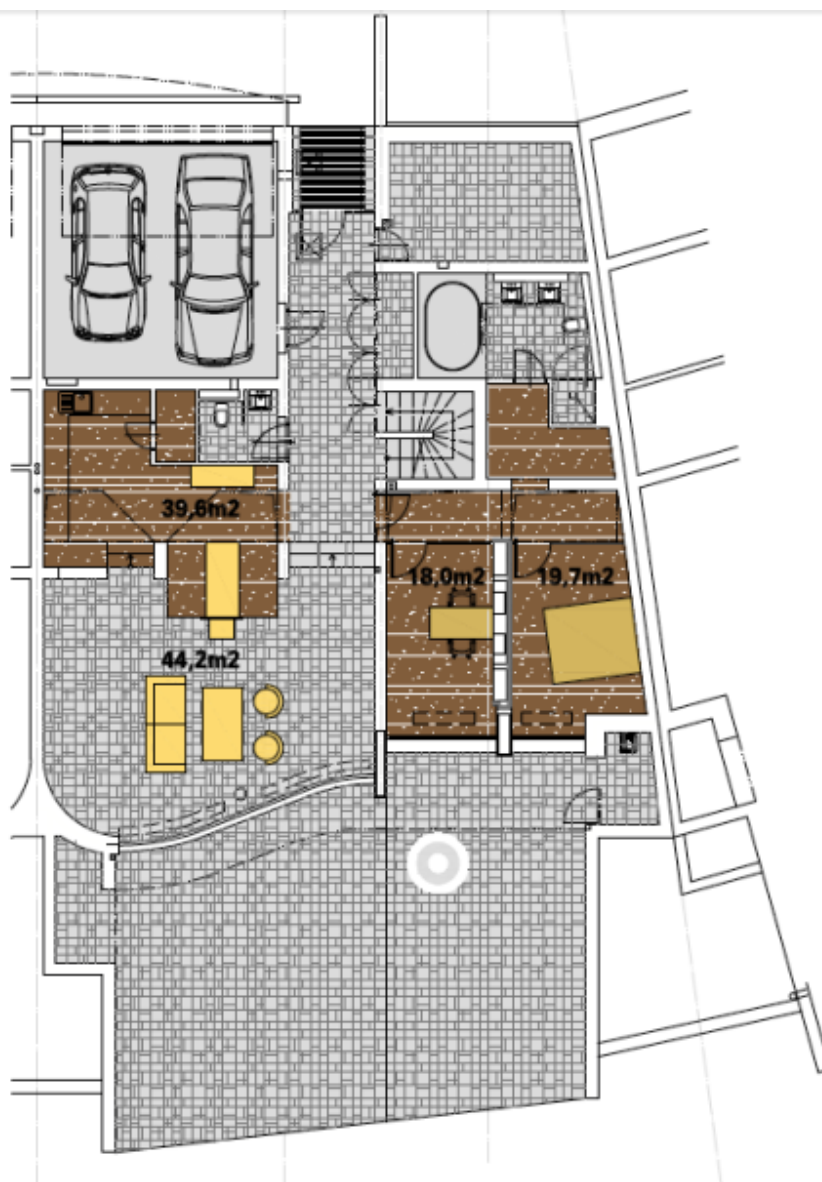
A prestigious residential location with full amenities. Near the house is a nursery and primary school, playground, swimming pool and the large Průhonický Park. Shopping and entertainment zone in Čestlice only a few minutes by car.

Usable area 428 m<sup>2</sup>, living area 253 m<sup>2</sup>, terraces 138 m<sup>2</sup>, foot print 315 m<sup>2</sup>, garden 96 m<sup>2</sup>, plot 411 m<sup>2</sup>.





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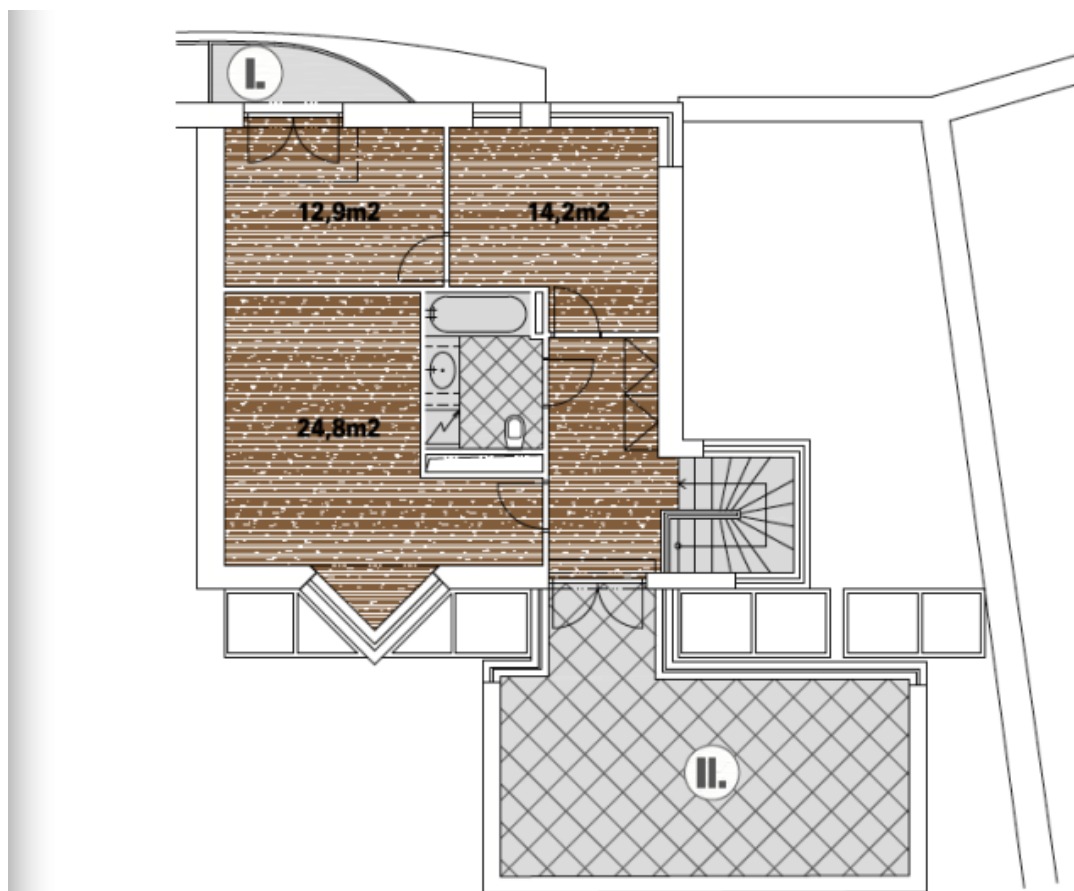
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<b>Floor space gnd floor</b>	<b>179,0m<sup>2</sup></b>
<b>Terasa gnd floor</b>	<b>102,0m<sup>2</sup></b>
<b>Garage gnd floor</b>	<b>34,8m<sup>2</sup></b>
<b>Total gnd floor</b>	<b>315,8m<sup>2</sup></b>





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<b>Floor space 1st floor</b>	<b>74,3m<sup>2</sup></b>
<b>Terasa I. 1st floor</b>	<b>3,8m<sup>2</sup></b>
<b>Terasa II. 1st floor</b>	<b>32,4m<sup>2</sup></b>
<b>Total 1st floor</b>	<b>110,5m<sup>2</sup></b>