



## House Five-bedroom (6+1)

Ask for price

417 m<sup>2</sup>, Praha-západ, Černošice, Karlštejská







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Total area	417 m <sup>2</sup>
Plot	2 511 m <sup>2</sup>
Foot print	1 021 m <sup>2</sup>
Garden	1 490 m <sup>2</sup>
Floor area	377 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	Garage and parking spaces on the plot
Garage	Yes
Cellar	Yes
PENB	Not required
Reference number	102513

This absolutely exceptional, perfectly preserved Functionalist villa built in 1932-34 according to an architectural design by the students of Josip Plečnik is surrounded by a romantic garden in a residential part of Černošice. This popular 1930s summer destination near the Berounka River has preserved its authentic atmosphere to the present day, and its beautiful surrounding nature and excellent accessibility to Prague contribute to the many advantages of living here.

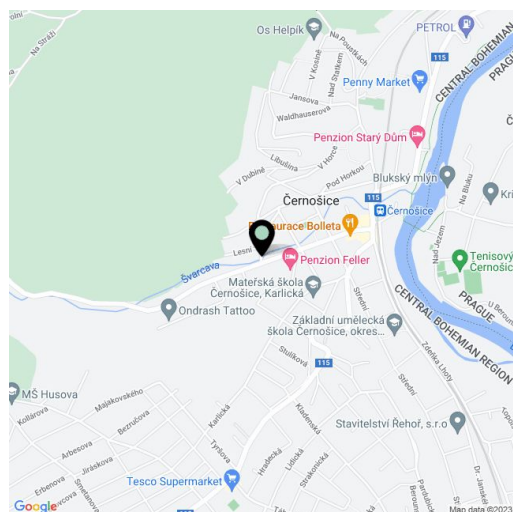
On the ground floor is a hall, a living room with a **winter garden** and adjoining south-facing **terrace**, a guest room, a corridor, a **walk-in wardrobe**, a toilet, and a kitchen with access to the terrace and a pantry. Upstairs are 3 bedrooms, a **studio**, a laundry room, a bathroom, and a separate toilet. Both the bedroom and studio have access to the **terrace**. There is a cellar and a boiler room in the basement.

The listed villa from the 1930s, built according to the designs of **architects M. Hořejš and K. Štipl**, was totally reconstructed about 10 years ago (including new wiring). Numerous **original elements** have been preserved and carefully maintained in the interior and exterior, such as built-in wardrobes, historical furniture, metal lamps, but also sanitary ware or doors including handles. There are cork **linoleum and parquet** floors, matte ceramic tiles in the kitchen and pantry, and **mosaic** tiles in the bathrooms. Heating is by **iron radiators** or radiators hidden in the floor. The heat source is a gas boiler and a **heat pump**. The ornamental garden has sandstone steps, and shade is provided by deciduous and coniferous trees, including exotic ones. The dominant feature of the garden is an **original pond**.

An excellent location in a valley surrounded by **forested hills**, in close proximity to the **Český karst protected area**. The center of Černošice with everything you need (shops, cafes, and restaurants) is close to the house. A train station with frequent connections to Prague is about a 10-minute walk away, and the city is easily accessible by car. Černošice is home to state and private kindergartens and elementary schools, a cinema, and several sports fields, including a winter stadium.

Usable area approx. 417 m<sup>2</sup> (including terrace 40 m<sup>2</sup>), built-up area 1,021 m<sup>2</sup>, garden 1,490 m<sup>2</sup>, plot 2,511 m<sup>2</sup>.

The building, its facilities, and plot are listed as immovable cultural monuments.

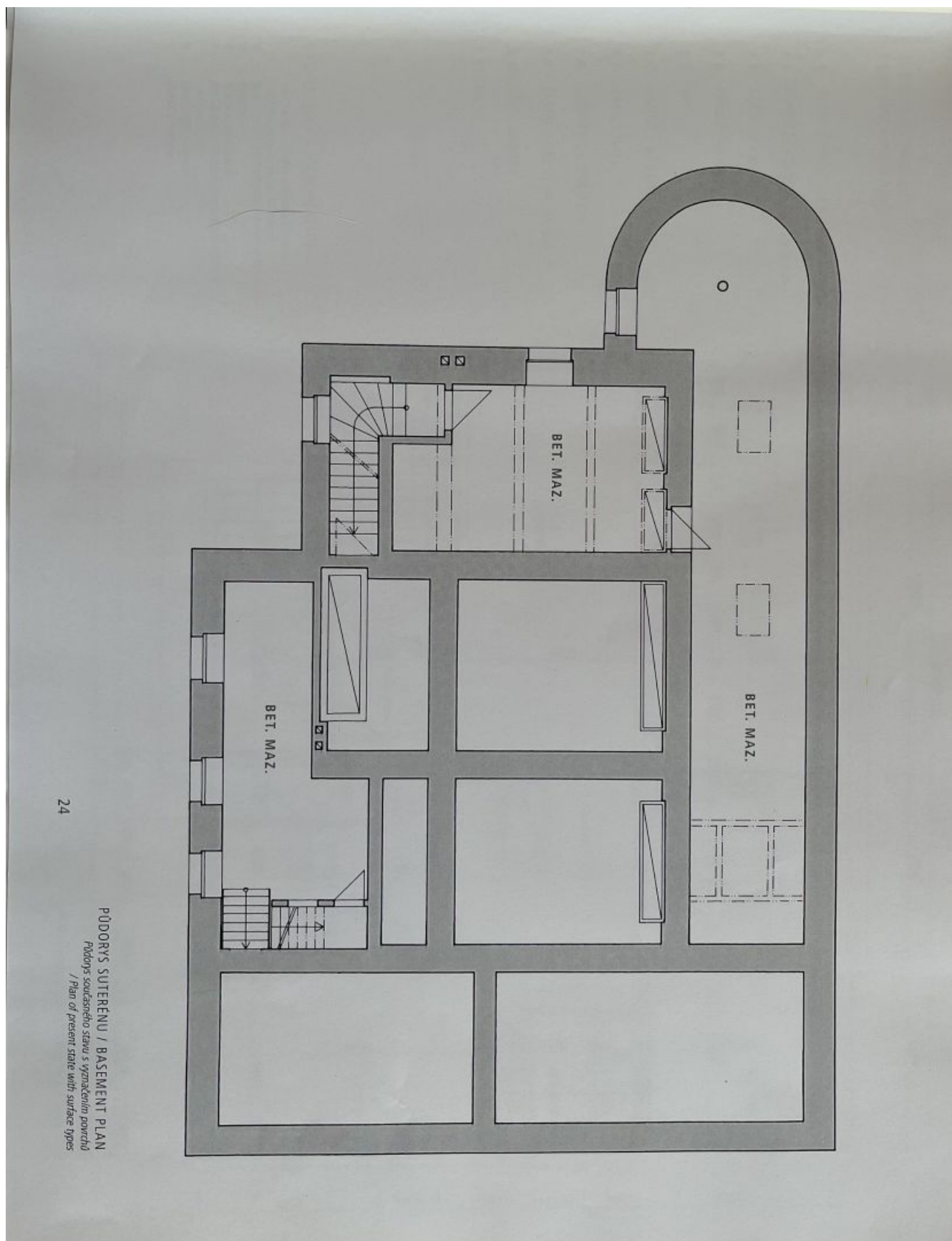




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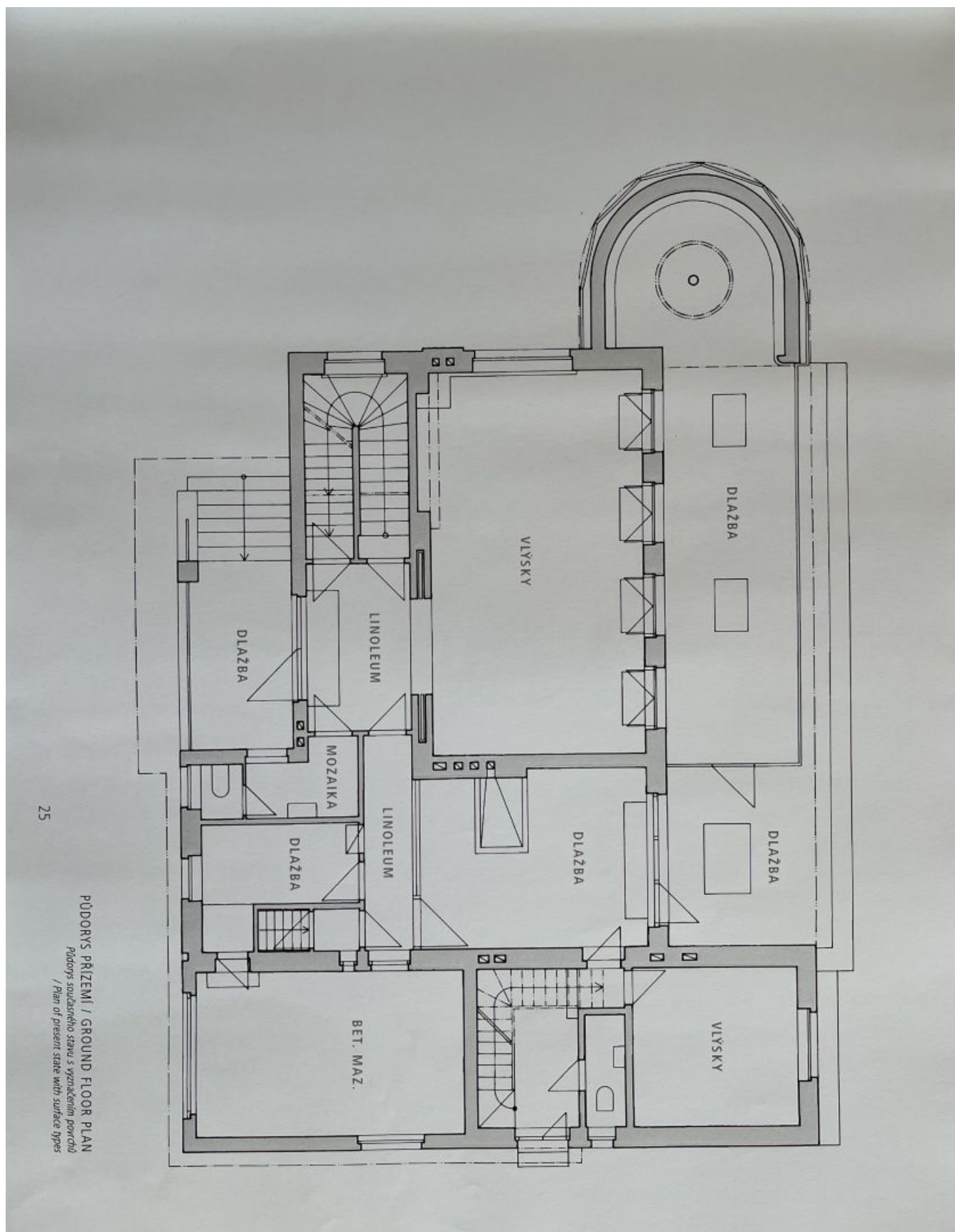




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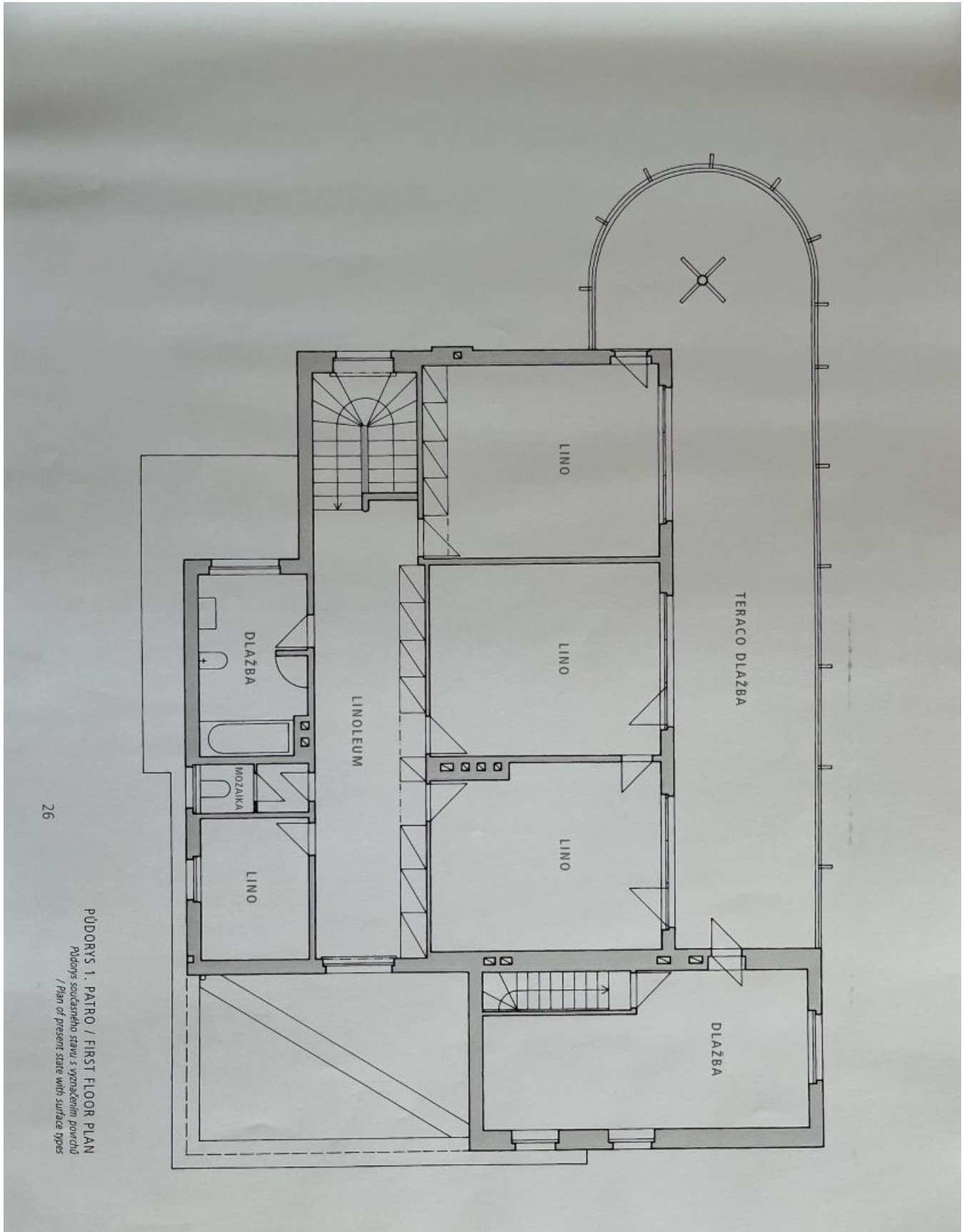




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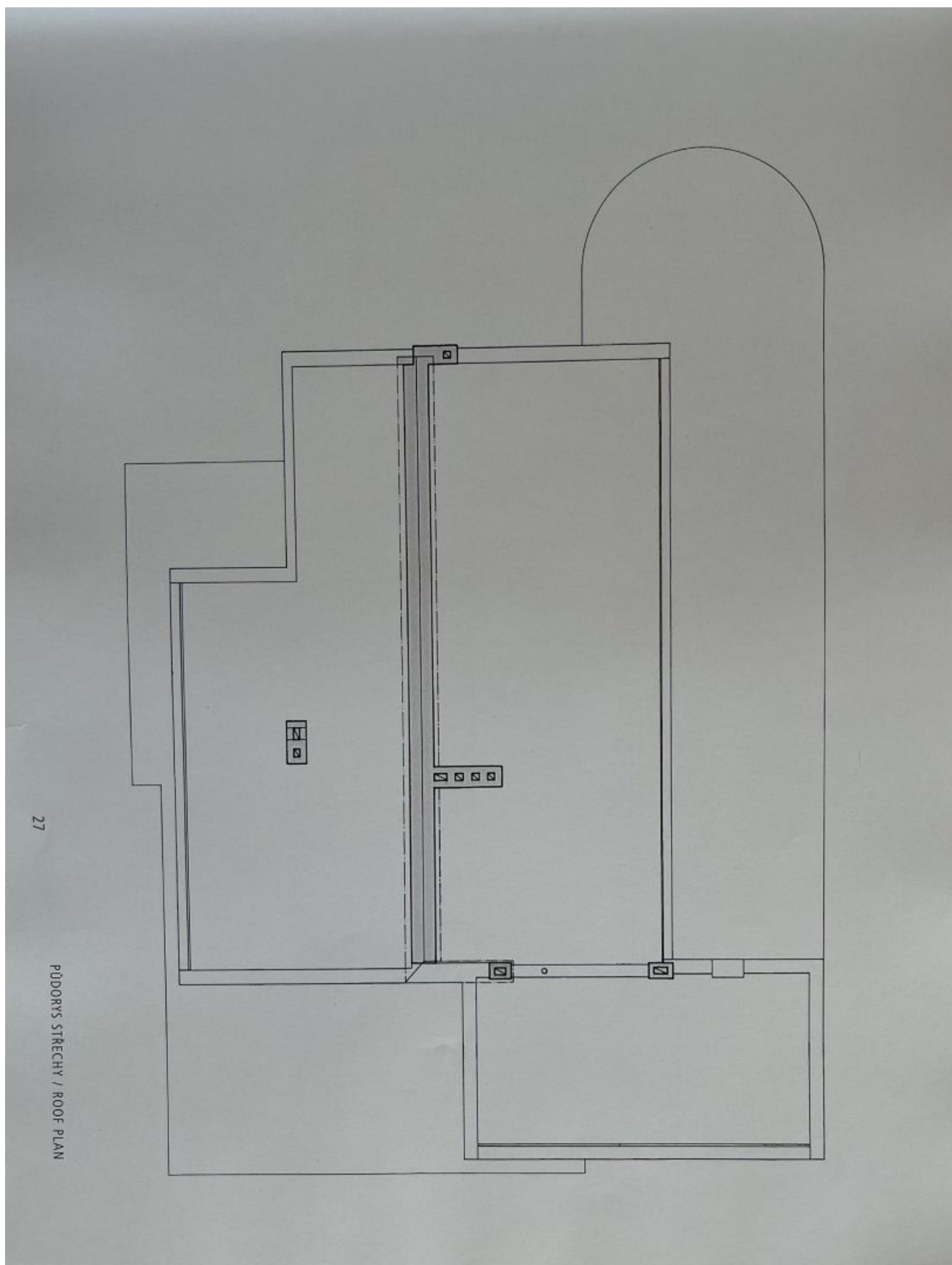




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