

House Four-bedroom (5+1)

Sold

295 m², Prague 10, Strašnice, Žernovská

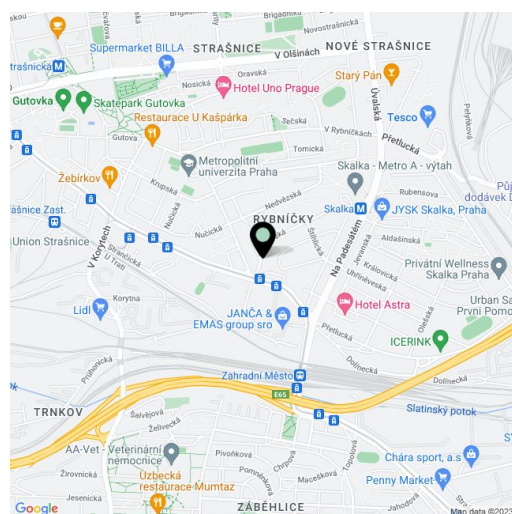


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Total area	295 m ²
Plot	654 m ²
Foot print	263 m ²
Garden	391 m ²
Floor area	263 m ²
Terrace	32 m ²
Parking	Garage for 1 car, 2 parking spaces on the plot
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24100



Boasting a lovely landscaped garden with covered outdoor pool and charming, sunlit interiors, is this stunning family villa after a complete reconstruction. Situated on a peaceful one-way street, just a few steps from a tram stop and only a 5-minute walk from the Skalka metro station.

The villa has four floors, including the attic. Partially sunken basement consists of a gym (the room has a window, there is a possibility of turning it into a guest room), a bathroom with shower and toilet, **garage for one car**, technical facilities, and a storage space. The ground floor features an entrance hall, living room with kitchen and dining room, and a study / reading room with large windows. Upstairs are 2 bedrooms (one with French doors leading to a terrace), bathroom with bathtub and shower, and separate toilet. The last room is situated in the attic.

The villa has been sensitively renovated using quality materials. The floors are made of **tropical wood Jatoba** (Brazilian cherry) which complements the large format travertine and ceramic tiles. The character of the villa is complete with wooden windows with stained glass, and solid wood interior doors with wooden frames. The modern kitchen is fully equipped with **Siemens** appliances, including a **built-in wine fridge**. Both bedrooms are prepared for air-conditioning. Complete wiring for a sound system throughout the house, high security level provided by alarm with coding for each floor separately and outdoor CCTV system. Heating by a completely new Viessmann gas boiler (installed in 2016). The garden with mature trees and ornamental bushes features an illuminated, heated swimming pool.

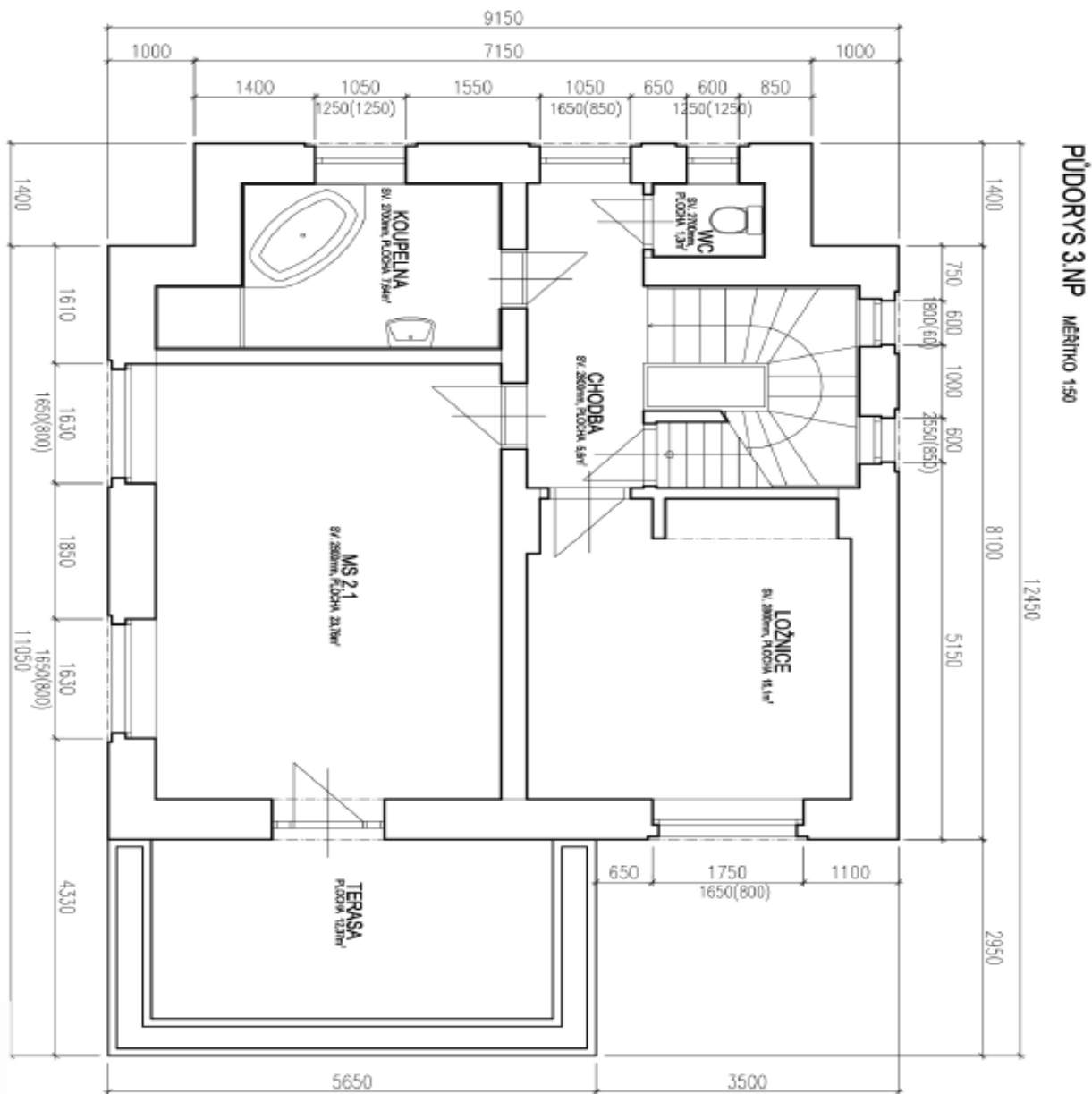
Within walking distance are several kindergartens and schools, music school, gymnasium, playground, outdoor gym, supermarket and other services. Just around the corner is a tram stop with direct connections to the city center, good transport links thanks to nearby slip road to southern connecting road (Jižní spojka) and Prague Circuit (Pražský okruh).

Interior 231 m², terrace 12.37 m², pool terrace 20 m², built-up area 263 m², garden 391 m², plot 654 m².

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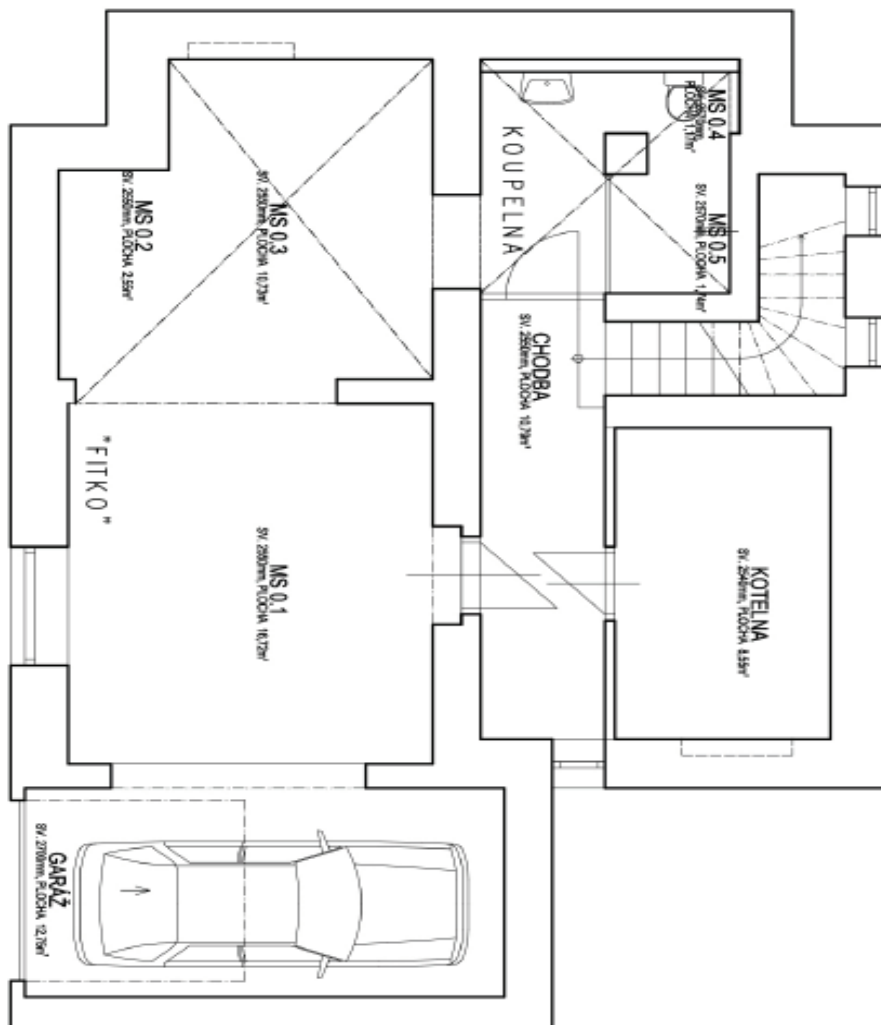


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PŮDORYS 1.NP
MĚRITKO 1:50



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