



House Nine-bedroom (10+1)

€ 1 602 301 | CZK 39 000 000

450 m², Praha-západ, Dobřichovice, Na Vyhliďce





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Plot	3 087 m²
Foot print	203 m²
Garden	2 884 m²
Parking	Parking on the plot
Cellar	Yes
PENB	G
Reference number	102003

This stylish villa from the 1930s in the prestigious location of Dobřichovice is ideal for multi-generational living, with the option to divide it into four separate residential units. The elegant building is hidden in a charming mature garden in the popular town located on both banks of the Berounka River, surrounded by deep forests and at the same time only a few minutes by train or car from Prague.

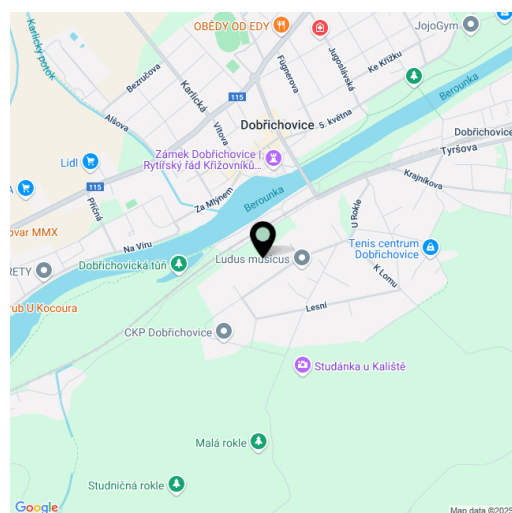
On the home's main level is a kitchen, a living room connected by **wide glass doors** to a walk-through corner dining room, a bathroom (shower, toilet), and a study with a **terrace**, from where a staircase leads **to the garden**. There is a **balcony** on the mezzanine floor. Four bedrooms, a bathroom (shower, toilet), and a **common balcony** are located on the 1st floor. The attic contains a large room with a kitchen, 2 bedrooms with dressing rooms, and a bathroom (bathtub, toilet). The semi-basement with windows towards the garden consists of a **separate studio apartment** with a bathroom (shower, toilet) and its own access, as well as a boiler room, laundry room, and storage space. The windows, terrace, and balconies offer **wonderful, soothing views** of the garden and the surrounding mature greenery.

The interior is **full of daylight** and the building has preserved and maintained original architectural and craft elements—the **wooden staircase**, interior doors, **parquet floors and railings**, and original **casement windows** have been refurbished. Heating is provided by a gas boiler; the house is guarded by an **alarm**. The **beautiful natural garden** is decorated with solitary bushes and trees. Parking is possible on the plot.

The sought-after residential and recreational area is only 15 km from the southwestern edge of Prague. The place has excellent transport accessibility not only by car, but also by train, which can take you to the **Smíchovské nádraží metro station** in 20 minutes. Sports enthusiasts will appreciate the **bike path** along the river leading all the way to Prague. In Dobřichovice, there are good civic amenities, including kindergartens and elementary schools as well as vocational schools, stylish cafes, a **wellness center with a swimming pool**, and indoor and outdoor **sports centers**. Other opportunities for active enjoyment or relaxation are provided by the surrounding forests. On one side the city is the **Hřebený Nature Park**, and on the other the **Český Karst PLA**.

The property is currently rented.

Total area 450 m², built-up area 203 m², garden 2,884 m², plot 3,087 m².



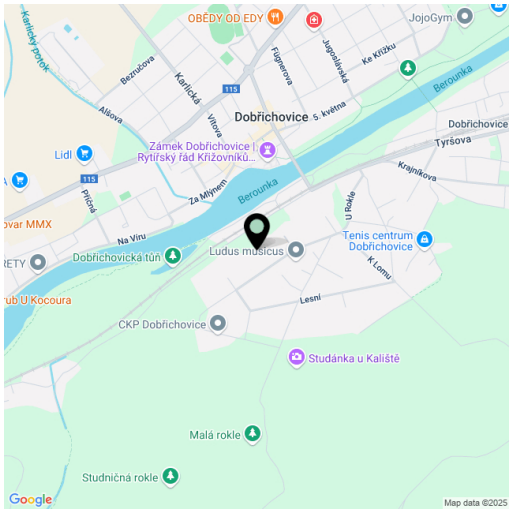


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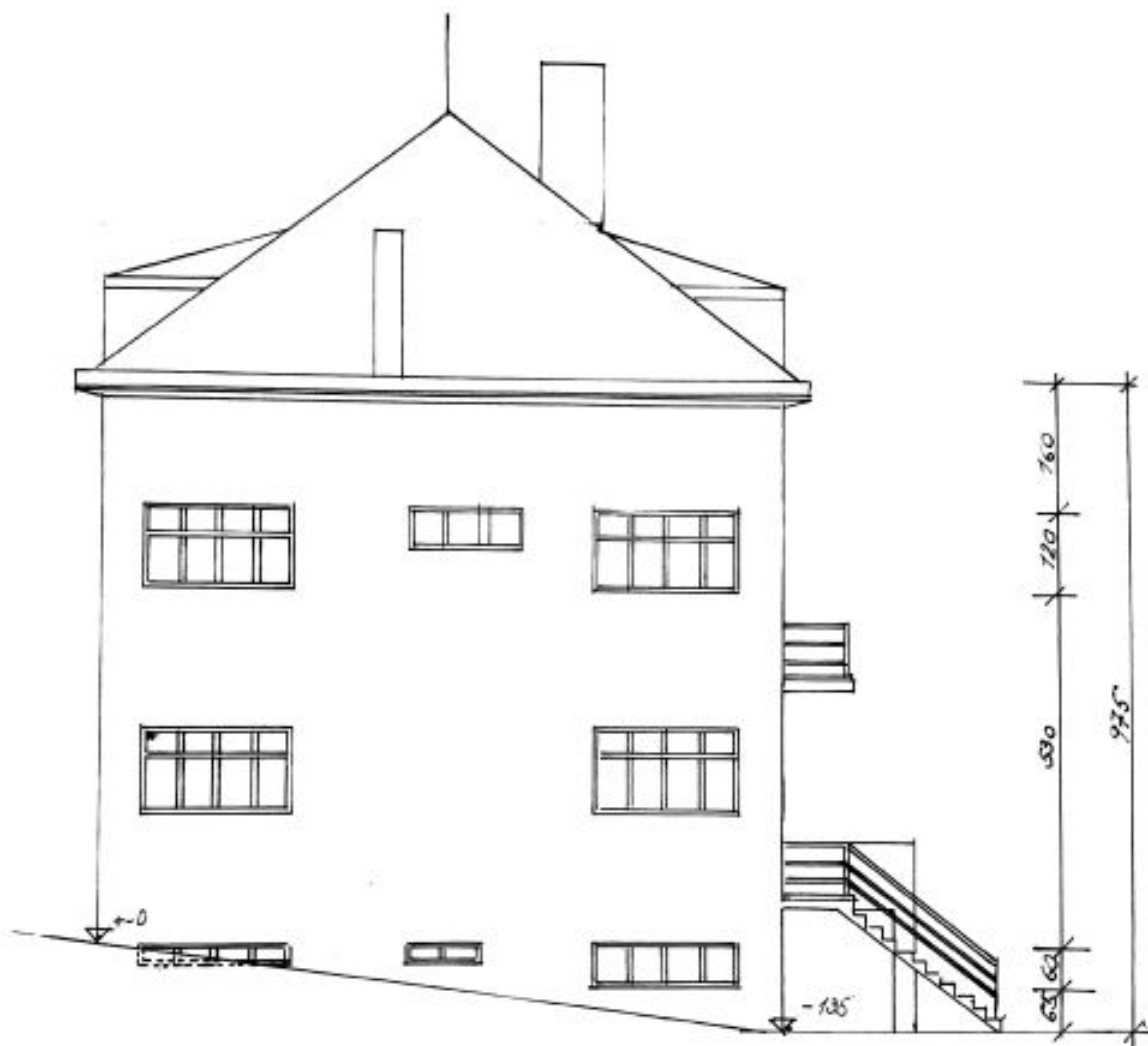




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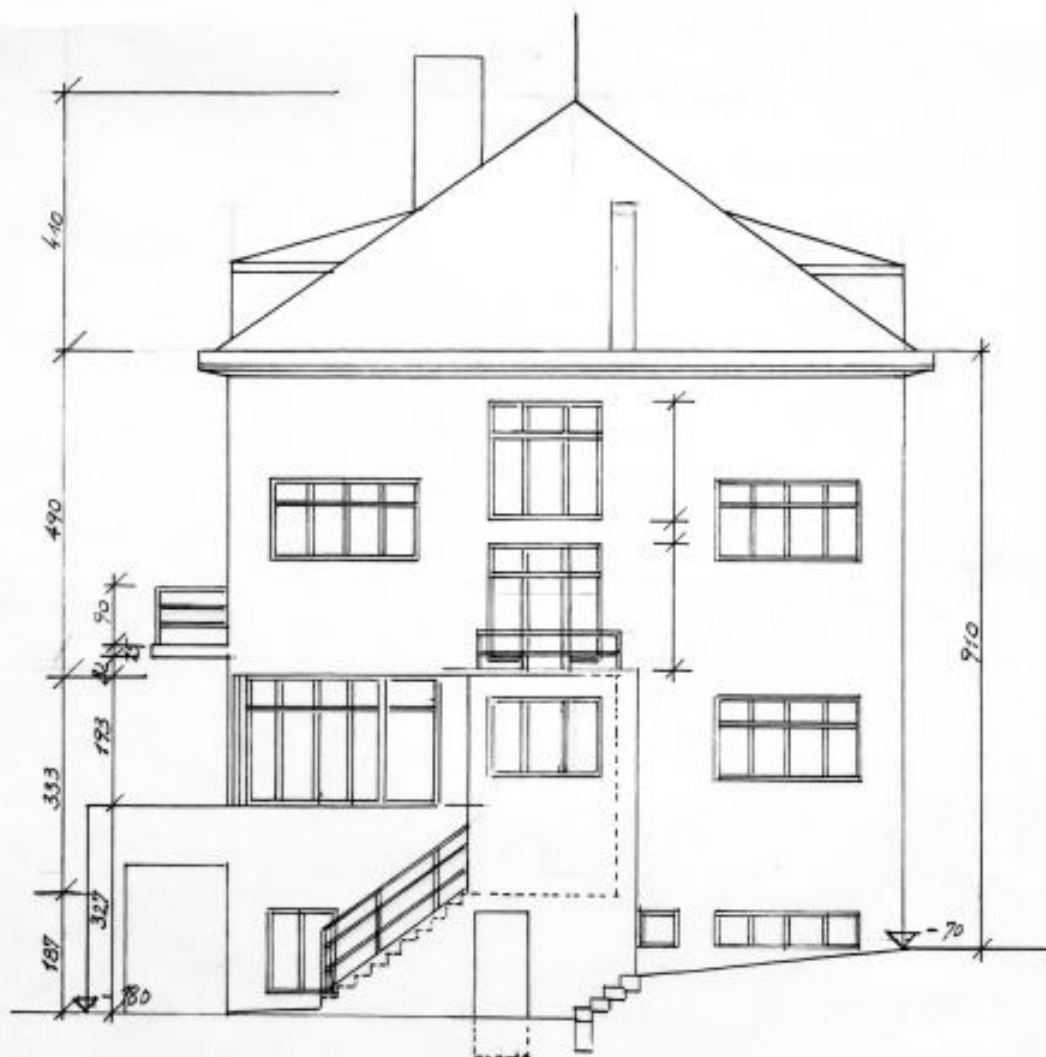
POHLED VÝCHODNÍ



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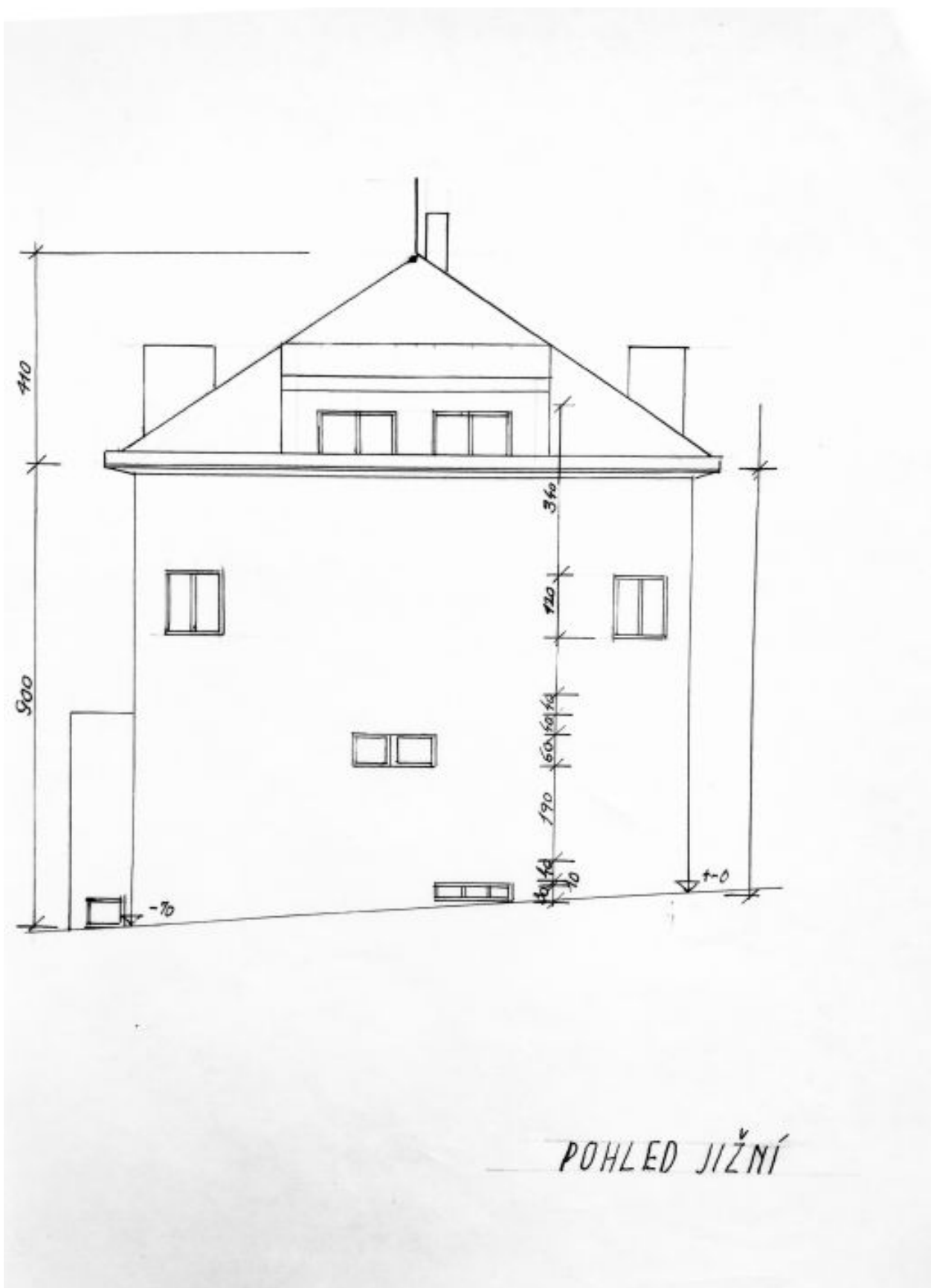
POHLED ZÁPADNÍ



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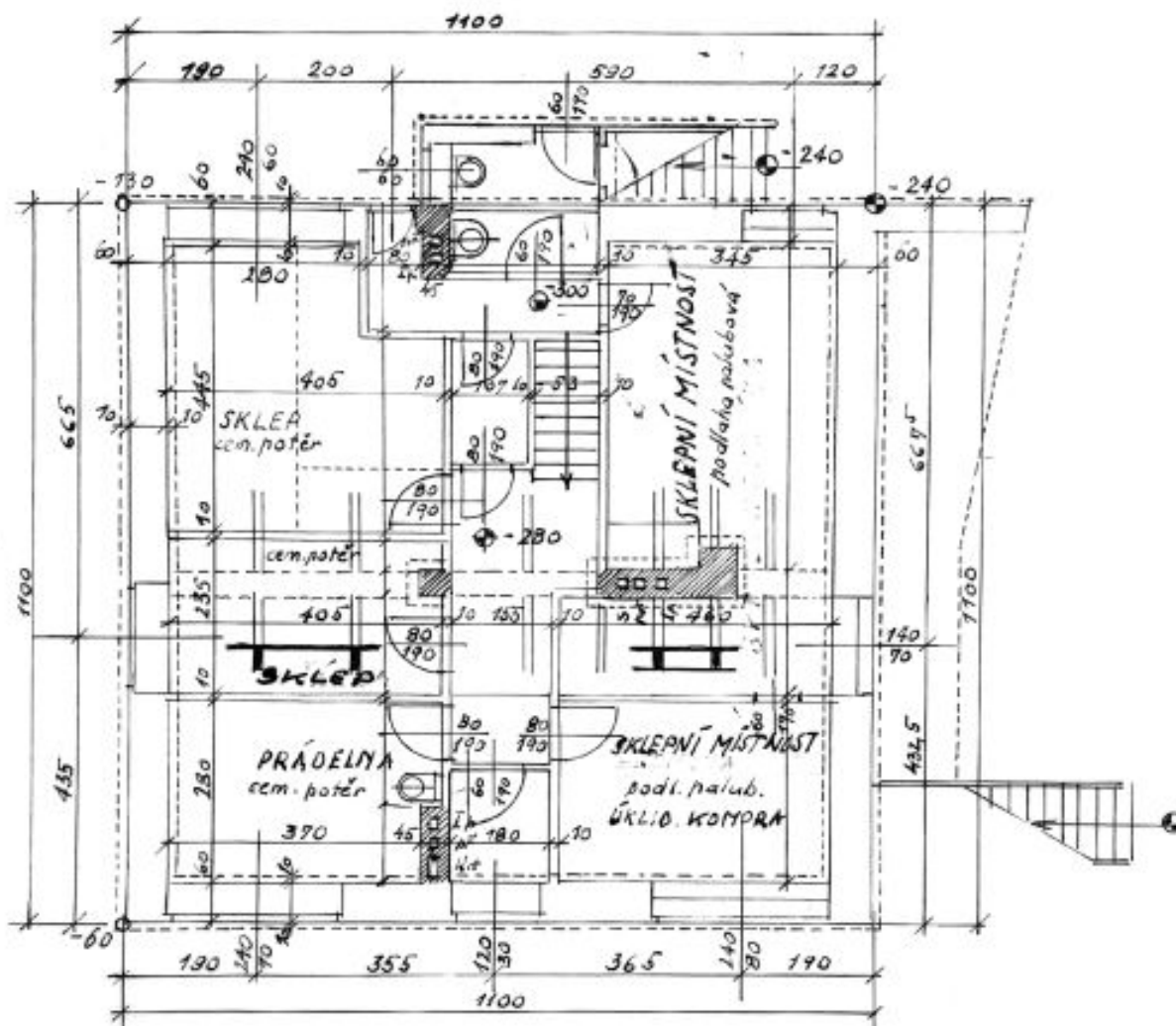
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POHLED SEVERNÍ

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SUTERÉN