



## House Five-bedroom (6+kk)

Ask for price

653 m², Praha-západ, Vonoklasy





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Total area	653 m <sup>2</sup>
Plot	3 033 m <sup>2</sup>
Foot print	591 m <sup>2</sup>
Garden	2 442 m <sup>2</sup>
Floor area	484 m <sup>2</sup>
Terrace	111 m <sup>2</sup>
Parking	Double garage + parking on the plot
Garage	42 m <sup>2</sup>
Cellar	15 m <sup>2</sup>
PENB	B
Reference number	105009

This comfortable villa with many glazed surfaces and an indoor pool, sauna, and double garage is integrated into a carefully maintained garden in a peaceful residential part of the village of Vonoklasy located in the Český karst PLA, in the middle of the beautiful nature near the Berounka River, within easy driving distance of Prague.

On the entry level is a generously designed bright living space with a dining room and kitchen (with a pantry), a guest room, a bathroom, and a separate toilet. In the quiet zone, separated from the social area by a few stairs, is a master bedroom with a **walk-in wardrobe** and an **en-suite bathroom**, another 2 bedrooms, a **walk-in wardrobe**, and a central bathroom. There is a toilet, a shower, and utility facilities near **the pool hall with a sauna**, and in the basement a utility room, a cleaning room and a **fitness area**. All rooms and the pool hall have access to the **atrium**, one of the **terraces** or the **garden**.

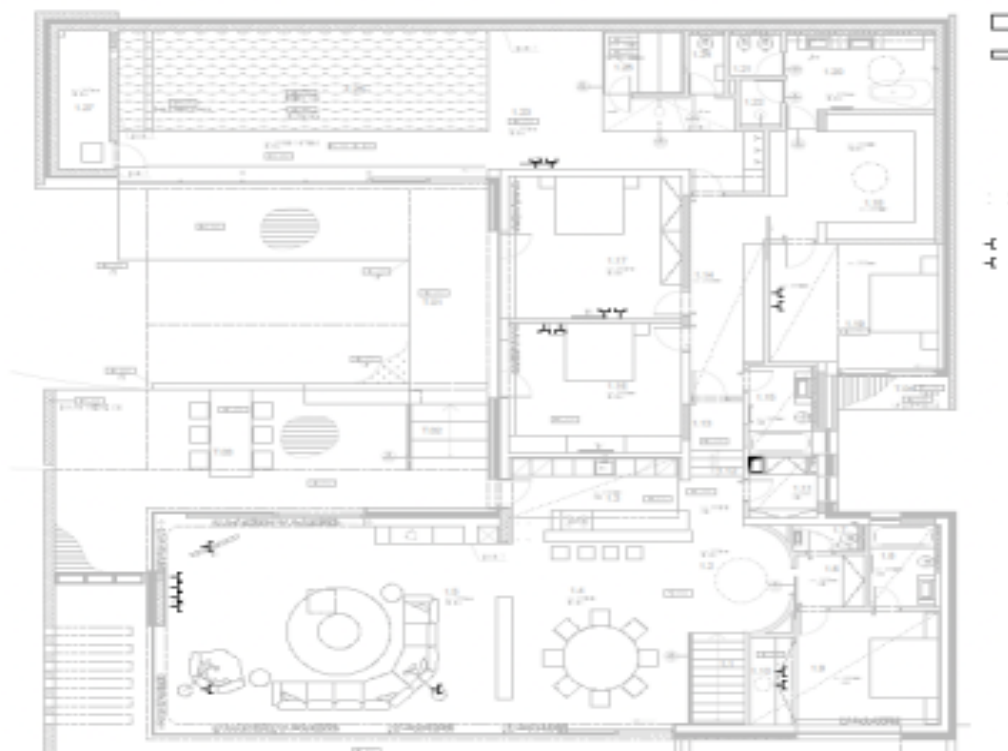
The villa was completed in 2016. **High-end facilities** include **travertine floors**, an **onyx kitchen wall**, **ceiling cooling**, **Josko large-scale wood-aluminum windows** with **exterior blinds**, or a **smart home system**, modern energy-saving technologies include **solar panels with a storage battery** or **underfloor heating** throughout of the house with a ground-water heat pump. Parking is provided in a **double garage** and on a paved area on the property.

A **pleasantly quiet place** on a cul-de-sac, close to a grocery store, a restaurant, or a bus stop with connections to the Černošice Railway Station. Černošice is home to complete civic amenities, including several private kindergartens and an elementary school, and a high school is also being prepared. The great advantage of the location is the beautiful nature of the Czech Karst, with its biking, hiking, and nature trails. The short distance from Prague means the journey to the city limits takes about 15 minutes.

Usable area 652.65 m<sup>2</sup>(of which interior 484.35 m<sup>2</sup>, terraces 110.8 m<sup>2</sup>, garage 42.3 m<sup>2</sup>, cellar 15.2 m<sup>2</sup>), built-up area 591 m<sup>2</sup>, garden 2,442 m<sup>2</sup>, plot 3,033 m<sup>2</sup>.

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