



House Six-bedroom (7+1)

€ 5 666 | CZK 140 000

373 m², Praha-západ, Černošice, Libušina





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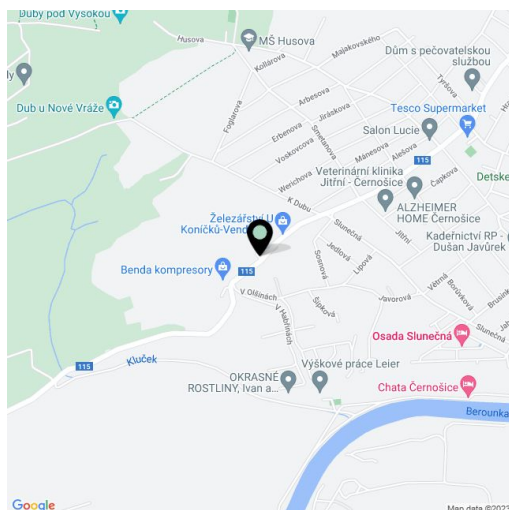
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Usable area	373 m²
Plot	1 389 m²
Foot print	198 m²
Garden	1 191 m²
Floor area	356 m²
Balcony	5 m²
Winter garden	12 m²
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water, garbage collection, electricity, Internet, and garden maintenance: approx. CZK 20,000/month.
PENB	D
Reference number	103452
Available from	Immediately

This completely rebuilt and refurbished unfurnished villa with 3 bathrooms and a large garden with fruit trees is situated on a slope in a quiet residential part of Černošice, just a 30 min. drive from the center of Prague. A quiet natural location with excellent amenities within walking distance (5 min.), about a 20-30 min. drive to international schools. Access to Prague is provided by quick and frequent trains (16 min. to the Smíchov Railway Station) and bus links. A sought-after residential neighborhood within easy reach of the beautiful protected Český kras landscape area.

The main floor offers a fully fitted kitchen, a spacious living room and a dining area with access to the **terrace** and **garden**, a toilet, and a laundry room. On the first floor, there are 3 bedrooms, a bathroom with a bathtub and shower, a separate toilet, and an entrance hall. The ground floor includes an entrance hall with a central staircase and garage access, two utility rooms, and a multipurpose room with garden views (can be used as a study or a winter garden). The attic floor features a spacious room with a fully fitted kitchen, plus a bathroom with a shower and a toilet. On the lower ground floor there is a **separate apartment unit** with a living room/bedroom, a fully fitted kitchen, and a bathroom with shower and a toilet.

Hardwood floors, tiles, polished concrete and terrazzo floors, laundry chute, dishwashers, induction cooktops, steam oven, combination oven, plate warming drawer, data lines for multiple routers, alarm, exterior cameras, heat pump, automatic garden irrigation, rainwater tank, garden house with tools, lawn mower. **Garage for two cars.**

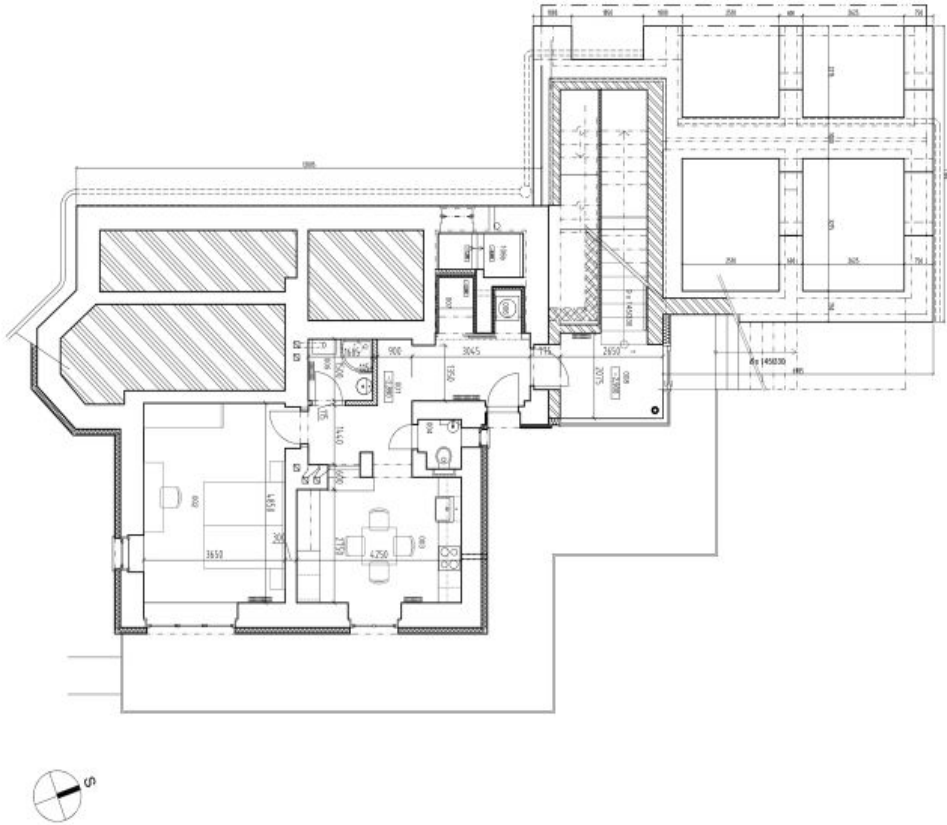




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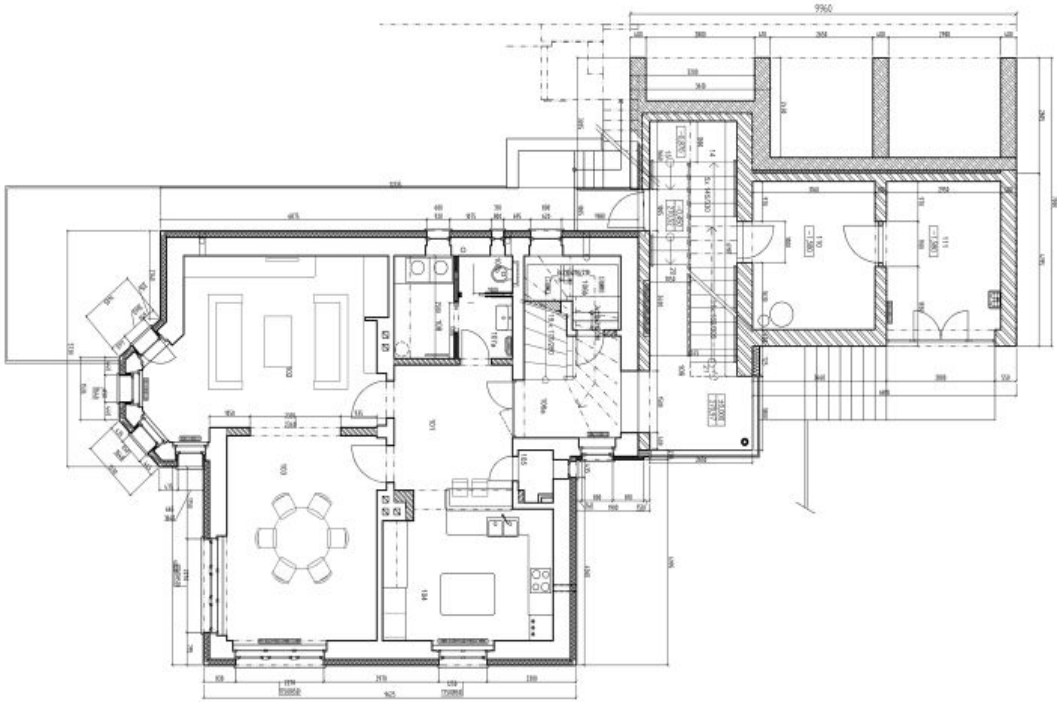
LEGENDA MÍSTNOSTÍ 1PP		
č. m.	účel místnosti	PLOCHA (m²)
001	PŘEDSÍŇ	10,0
002	PŮKŮJ	19,1
003	KUCHYŇKĚ	13,7
004	KLOZET	1,0
005	KOUPELNA	2,5
006	SPA - PRAČKA	0,7
007	SPA - ÚKLADOVÁ KOMBINA	1,1
008	HALA SE SCHODÍSTEM	10,4



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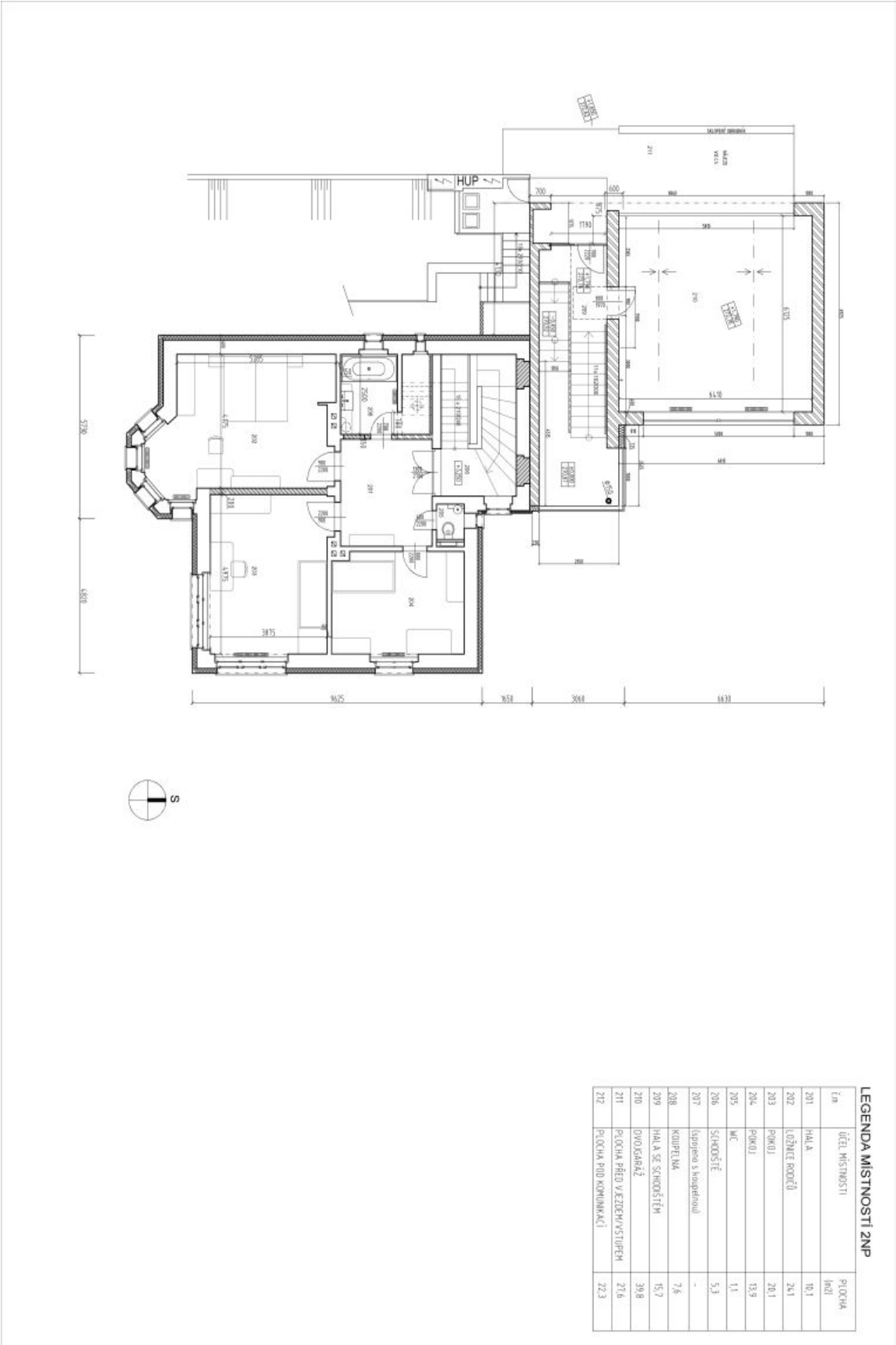
LEGENDA MÍSTNOSTI TNP		
č.m.	účel místnosti	PLOCHA (m²)
001	HALA	10,6
002	OBÝVACÍ PROST.	24,1
003	JÍDELNA	28,1
004	KUCHYŇE	13,9
005	SPÍŽ	1,1
006a	SPRCHOVÉ	5,3
006b	TECHNICKÁ MÍSTNOST	5,3
007a	PŘEDSÍŇKA	2,1
007b	KLOZET	1,2
008	PRADELNA	3,9
009	HALA SE SPRCHOVÝM	18,6
010	SKLAD	11,8
011	ZIMNÍ ZAHRADA	11,7



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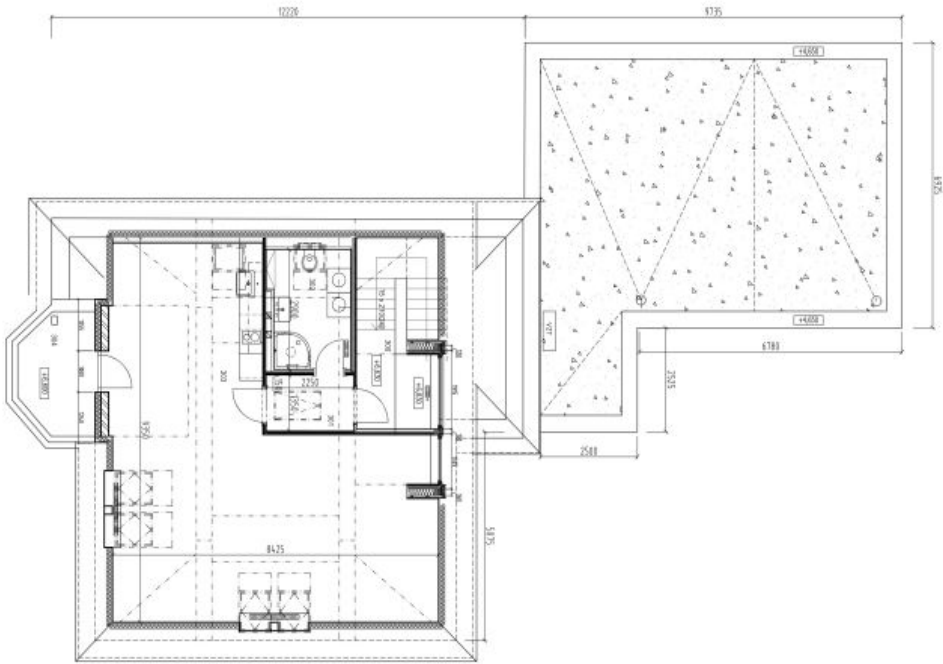




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LEGENDA MÍSTNOSTÍ PODKROVÍ		
č.m.	účel místnosti	plocha [m²]
300	SPALOVNĚ	3,4
301	VSTUPNÍ HALA	2,6
302	KOUPELNA	6,1
303	OBÝVACÍ PROSTOR	57,5
304	BALKÓN	5,2