



## House Seven-bedroom (8+1)

**Sold**

714 m<sup>2</sup>, Prague 4, Hodkovičky, V Lučinách





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|                  |                      |
|------------------|----------------------|
| Total area       | 714 m <sup>2</sup>   |
| Plot             | 1 289 m <sup>2</sup> |
| Foot print       | 325 m <sup>2</sup>   |
| Garden           | 964 m <sup>2</sup>   |
| Floor area       | 574 m <sup>2</sup>   |
| Terrace          | 140 m <sup>2</sup>   |
| Parking          | Parking available.   |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 19905                |

**Top quality 7-bedroom 7-bathroom family villa after a complete renovation with heated outdoor pool and sauna in a peaceful and green residential area in Prague 4 Hodkovičky, only steps from the local forest.**

The Ground floor is comprised of a spacious open lounge with a fireplace, kitchen and dining area, 2 bedrooms (one with 2 walk-in closets), 2 bathrooms (bathtub, shower), study and guest toilet. The 1st floor features a large living room with a fireplace and terrace, kitchen with dining area and terrace access, one bedroom/study and a shower bathroom. On the 2nd floor there are 4 bedrooms, each with an en-suite bathroom (three bathtubs, two showers, sauna), 2 en-suite walk-in closets, boiler room, storage room, and terrace.

The villa is equipped with bamboo wood floors, wooden French windows, security fire entry door and heat pump for a swimming pool, it also has an abundance of built-in storage space. The house has **3 garage spaces plus 2 outdoor parking spaces** on the plot.

Quiet and secure living in the middle of nature yet with all amenities in close vicinity. The bilingual (English and Czech) Monty nursery school is just a stone's throw away; good connections to the Prague British School in Modřany (school bus route).

Interior 574 m<sup>2</sup>, terraces 140 m<sup>2</sup>, built-up area 325 m<sup>2</sup>, garden 964 m<sup>2</sup>, plot 1289 m<sup>2</sup>.

