



373 m²

Slapy, Praha-západ, Central Bohemia

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Pavla Kalousová
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz
+420 770 186 186

Order number	N5160	Price	Sold
Address	Slapy, Praha-západ, Central Bohemia	Type	Houses
Category	Family House	Usable area	373 m ²
Number of rooms	5 and more rooms	Offer status	Sold
Land area	14 044 m ²	Built up area	301 m ²
Floor area	373 m ²	Energy performance of the building	G - Extremely uneconomical
Number of floors	1	Number of underground floors	1
Device	No	Parking	3
Terrace	Yes	Cellar	Yes

About real estate

Exclusive offer of sale of unique property at Slapy dam. It is a first republic, original summer villa after reconstruction with a usable area of 301 sqm, a smaller loft for guests with an area of 72 sqm and a plot of 14,044 sqm. There is a villa, a guest house, a wine cellar, a small house for garden tools, a covered parking space, a partially covered area with a fireplace, an outdoor pool, a vineyard, a vegetable garden, greenhouses and an orchard. The property is accessible from asphalt roads, is connected to the public water mains and the electricity grid. Sewerage is drained into septic tanks on land.

In the basement there is a laundry room, a drying room, a room with technical facilities of the house and a space for garden equipment, originally a garage. Outside the building, in the basement part, there are spaces for heat pumps and pool facilities under the terrace.

On the ground floor there is a glassed-in porch, followed by a hall. The ground floor of the house has windows overlooking the dam. The living area with fireplace is connected to the dining area, kitchen with island and other kitchen facilities. Next to the kitchen is a pantry. There is also a toilet with a washbasin on this floor, which has a small corridor. The living area is followed by a terrace with a swimming pool (13.3 x 4.5 m). The pool is heated by heat pumps, covered by a sliding roof. There are three bedrooms in the attic. Each bedroom has a large double bed. The two rooms have built-in wardrobes, the master bedroom has a walk-in closet. On this floor there is a spacious bathroom with shower, bath, sink and toilet, and a separate toilet.

The outdoor terrace has a stylish wine cellar. Stone building with barrel vault, wine shelves, kitchen facilities, seating area and toilet. Next to the villa, on the opposite side, is a small brick house for garden tools. Behind it is a covered parking space for three cars and even further there is a circular, partially covered seating area with a fireplace.

On the south side of the plot, at a distance of about 150 m from the main villa, there is a background for guests or other family members. Object from 2014 reminds loft. On the ground floor there is a social area with a kitchenette. Rectangular windows passing from the ground floor to the attic allow breathtaking views of the river. On the ground floor there is also a bathroom with toilet and storage room with technical facilities. From the social part there are metal stairs leading to the attic part, the so-called gallery in this building. This is a sleeping zone. Fireplace stoves provide thermal comfort. As another source of heating it is possible to heat el. energy. Usable area of the house is about 75 sqm.

The garden is an orchard, a utility vegetable garden with greenhouses and an ornamental garden. The villa has a vineyard, three greenhouses and vegetable beds. The garden is serviced by an automatic irrigation system. There is a drilled well with a depth of 93 m.