



790 m²

Újezdská, Průhonice, Praha-západ, Central Bohemia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7681	Price	on request
Address	Újezdská, Průhonice, Praha-západ, Central Bohemia	Type	Houses
Category	Villa	Usable area	790 m ²
Number of rooms	5 and more rooms	Land area	4 393 m ²
Energy performance of the building	G - Extremely uneconomical	Device	Partly
Parking	Yes	Garage	Yes
Terrace	Yes	Cellar	Yes
Swimming pool	Yes	Lift	No

About real estate

We offer for sale an elegant English-style villa with a beautiful mature garden located in the popular area of Průhonice.

The villa was built in 2006. Great emphasis was placed on clean lines, such as the view from the fireplace in the living room through the French window, the garden fountain and the arbour in the garden, a spiral staircase in the central hall as a vertical element connecting the house, and the integration of a relaxation area with a swimming pool, gym, and sauna that flows seamlessly into the garden scenery. High-quality natural materials were used in the villa.

In 2023, older technologies were replaced with new ones, wooden floors and other interior elements were renovated, a new facade was built, and the swimming pool was also reconstructed.

The ground floor, with an area of 340 m², includes a representative entrance area and a central hall, which leads to a spacious living area with a kitchen, dining room, and living room. To the left of the central hall is a guest room/study and a relaxation area with a gym, sauna, 10 m swimming pool with counter-current, bathroom with toilet, and a small kitchen.

The attic of the house has rooms for individual family members. On the left side of the house is the master bedroom with a small dressing room, bathroom with toilet, and an adjoining room that can be used as a large dressing room or study. On the right side of the house are two connected rooms that can be used as a bedroom and study/dressing room, and a bathroom with toilet. On this floor, there are three more rooms and a bathroom with a toilet. There is also a cleaning closet. This floor covers 350 m².

The house also has a basement. There is a 76 m² garage for three cars, four rooms used as storage space, a boiler room, and part of the basement is occupied by a swimming pool structure. The villa is set in a large garden of approx. 4,000 m². In addition to beautiful mature trees and pleasant nooks, it is possible to restore the tennis court in the garden or use this space for other activities of the future owners.

Průhonice has excellent civic amenities. There is a kindergarden, primary school, health center, playground for children and teenagers, banks, restaurants, and the famous Průhonický Park with a castle. The village is located 6 km from Prague on the D1 highway, exit 6.