



House Five bedroom

312 m², Land 1 873 m² Černošice

Price upon request



Layout Five bedroom	Area 312 m²	Land 1480 m²	Terrace 63 m²	Balcony 20 m²	Parking 5x garage
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We are pleased to offer you the sale of a functionalist villa with the best views in an attractive location. The location is special due to its stunning views of Černošice, the Berounka river, and the surrounding nature, presenting a rare opportunity for clients who appreciate sophisticated living within immediate reach of quiet countryside. It offers a total of 312 m² of usable floor space, while the overall area of the plot is 1873 m².

The house offers an original atmosphere of a perfect place to live in a place where humility to heritage, respect for nature, and pleasure from timeless design are combined, emphasizing purity, detail of functionalist elements, and precision in the execution of both exterior and interior.

The villa is a unique architectural unit. Along with an elegant garden, it offers three floors. The house is offered for sale in shell and core construction, giving an opportunity to finalize it according to the client's preferences.

There are 2 parking space available in front of the garage for 3 cars. An elevator connects the garage with the garden and the entrance to the house. This part of the house offers an entrance hall and corridor, kitchen and dining areas, sanitary facilities, and a practical pantry. A winter garden is a pleasant addition to this part of the house.

On the first floor, which includes its own entrance linking the house with a charming forest park, there can be 2 bedrooms with en-suite bathrooms, a study, a lounge, and a room for domestic work. There is the possibility to arrange these spaces as 3 bedrooms and a study.

Built-up area	393 m ²
Floor area	312 m ²
Land	1480 m ²
Terrace	63 m ²
Balcony	20 m ²
Parking	5x garage
Building energy rating	G

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The second floor hosts the main bedroom with a dressing room, bathroom, and an impressive terrace (63 m²). The terrace is unique with its breathtaking views and provides a singular space for both relaxation and social activities.

The basement offers technical facilities for the pool, storage/laundry space, and other technical areas.

The design of the garden is divided into several minimally designed zones, each with a practical and relaxation purpose. Moderation and elegance are underscored by a covered garden gazebo (45 m²) and an attractive infinity pool (9.5 m x 3.7 m), evoking an atmosphere of calm, sun, and well-being.

The town has all the civic amenities onsite, including shops, restaurants, doctors, kindergartens (including English ones), schools, a local library, a football pitch, a sports complex, and the Věra Čáslavská hall. The local community is connected through regular events such as farmer's markets, masquerade parades, May celebrations, or Advent markets. The calendar includes an international jazz festival, Jazz Černošice, and the local band festival, Lokal Fest. The town is crossed by an easy cycling trail connecting the lower Beroun region with Prague, and you can comfortably reach Prague by train from the local station in 15 minutes.

VÁŠ MAKLÉR



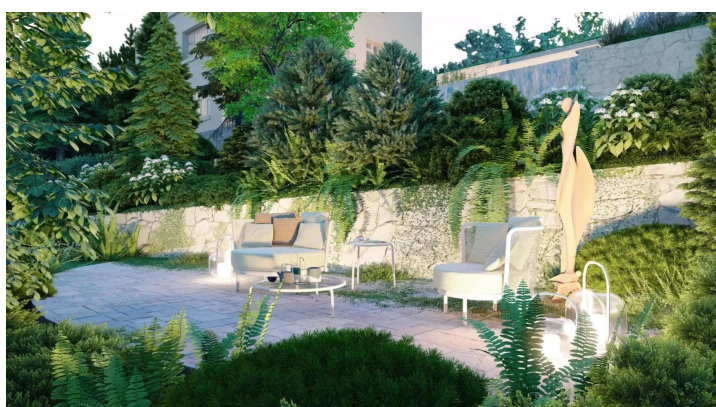
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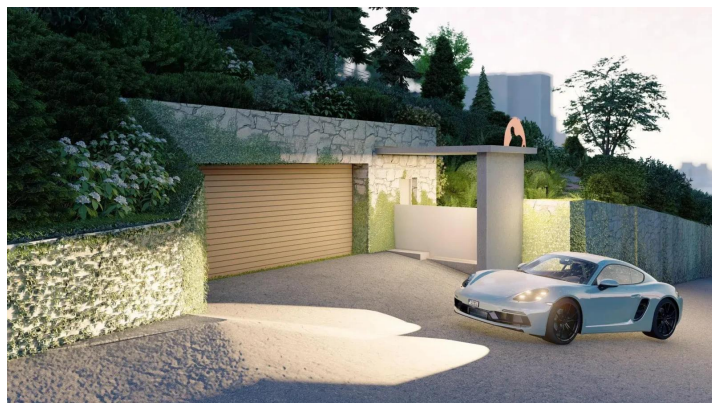
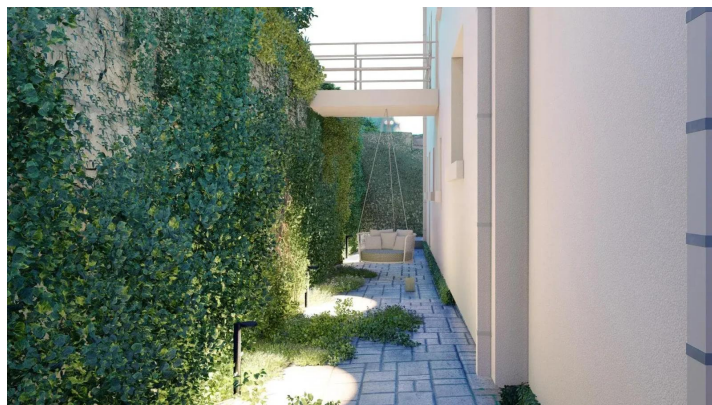
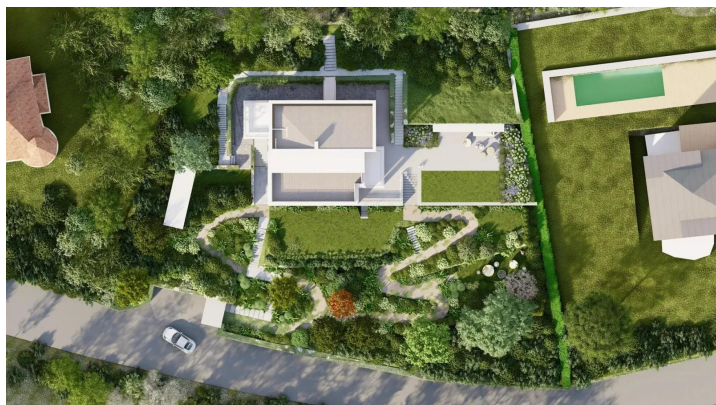
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