



🏠 379 m² 📄 Řevnice, 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	N5625	Price	Sold
Address	Řevnice, Praha-západ, Central Bohemia	Type	Houses
Category	Villa	Usable area	379 m²
Number of rooms	5 and more rooms	Offer status	Sold
Land area	2 896 m²	Built up area	162 m²
Number of floors	3	Device	Yes
Garage	3	Terrace	Yes
Lift	No	Year of construction	1900

About real estate

We are offering for sale an exceptional villa built at the beginning of the 20th century by architect Eduard Sochor in a residential area Řevnice near Prague. The property is underlined by a beautiful garden with mature trees with an area of 2,896 sqm.

The villa of 289 sqm is set in a sloping terrain and consists of three floors. On the ground floor there is a main cloakroom, relaxation facilities, shower, toilet, storage space, technical facilities of the house and laundry. The first floor of the villa serves as a social part connected by direct entrances to the garden. There is an entrance hall, unique large living room, kitchen, dining room and toilet. The second floor includes two bedrooms with dressing rooms and a bathroom with toilet. The connecting corridor connects other parts of the house, which consists of a duplex space. Here is the lower part of the study, the upper floor is currently used as another bedroom. It includes toilet, shower and dressing room. The duplex is separately accessible from the garden. This is the second and third floor of the residential tower.

From the villa there are beautiful views not only of the treetops, but also of both banks of the Berounka, Český Kras and Brdské Hřebený. The property was continuously renovated and maintained. The last sensitive reconstruction was completed three years ago, during which was installed a new roof covering, doors and floors were replaced, new plasters were made, and new electrical, water and heating wiring was made. The windows are refurbished, the original casement. The highest standards of furnishing items are used with an emphasis on the use of natural materials. Three air-water pumps are built for the property. Two operate the villa, the third pump heats the outdoor pool. Water is brought from the city line.

The second building on the plot is a guest house with two floors and a size of 90 sqm. The ground floor consists of a living area, including kitchenette, dressing room, toilet and an entrance hall. On the upper floor there is a bedroom with dressing room, bathroom with a toilet and gallery. Under the house is a garage of 70 sqm for three cars and technical facilities for the entire property. The entrance to the garage is separate from the courtyard.

The garden offers many interesting nooks and crannies, plenty of privacy and space for self-realization and relaxation. There are terraces right next to the villa. One of them has a circular swimming pool with salt water with a size of 28 sqm, followed by a sun terrace with a size of 90 sqm. There is water in the garden, intended for watering individual parts of the land.

The town of Řevnice is located 16 km southwest of Prague, has the status of a garden town and is not affected by massive construction. Thanks to the forests and the river Berounka, it offers a healthy environment, thanks to excellent civic amenities, including easy access to the center of Prague (train 25 min.).