



## HOUSE FOR SALE, street Lesní, Lány

A rare opportunity to own a private residence with expansive lush grounds located in picturesque central Bohemia region: Lány an exclusive address and unique environment of the Křivoklát Forest in the neighbourhood of summer residence of President of Czechoslovakia.

Both properties arranged over three floors extend to 1472 sq m and provide bright contemporary living accommodation with excellent entertaining space. A well maintained family residence is made up of two separate units with two separate entrances: the main house intended for the owner's family, and annex/ connected guest house. It is centered on a 11 950 sqm piece of property, with well established trees and many beds of flowers and bushes. The main property, the owner's family house boasts a beautiful exterior, ample garden space, and a large indoor heated swimming pool/whirlpool, a fitness area, and an open terrace with direct access to the gardens. The highlights of the ground floor is chic bedroom with en-suite bathroom in Versace style. A generous living room with fireplace and bar create the perfect entertaining area. The kitchen's modern equipment are combined with original interior features. The large, direct-access terrace offers uninterrupted views of the countryside, as well as of the swimming lake with natural fountains one floor below. The master bedroom distinguishes itself with a beautiful marble bathtub in its ensuite bathroom. Two more bedrooms complimented by nicely styled en-suite bathrooms and dressing rooms. Semi-basement floor is designed for large entertaining as well as private intimate gatherings: a home cinema, a custom bar in white brick, a pool table, a wine cellar, and a large dressing room and study. The same floor includes the guest or au-pair apartment, which comprises a bedroom, bathroom, dressing room and fully equipped kitchenette. The equipment includes a cellar, laundry ( washing machine, dryer), 3 car garage with a separate driveway, two fully equipped gazebos, and a gardener's house designed for year-round habitation, maintenance area. The house is equipped with alarm, telephone, and data cables. Located on a beautiful lot with wooded views it provides the serenity that nature provides yet is very convenient to reach Prague: (within 45 minutes), and Václav Havel International Airport is approximately 25 minutes away.

Estate id: 2137

Web link:

www.viphomes.cz/4137

Agent:

4x

7x

Price upon request

### Specification

Detached house

Area: 526 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 4

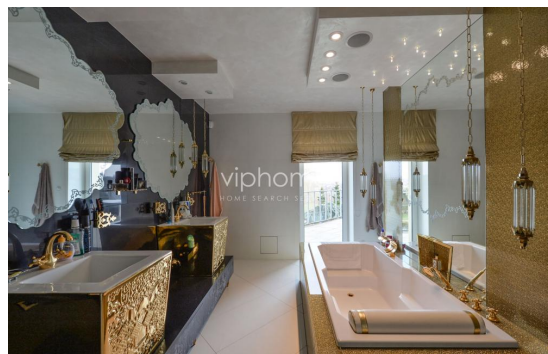
- ☒ Terrace
- ☒ Alarm
- ☒ Private parking
- ☒ Indoor swimming pool
- ☒ Air-conditioning

- ☒ Garden (9150 m2)
- ☒ Double garage
- ☒ Internet
- ☒ Sauna
- ☒ Jacuzzi

Mária Mihinová

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Custom designed interior, this gracious villa with a separate guest house will appeal to those who are seeking the highest standard of living in a peaceful natural location.



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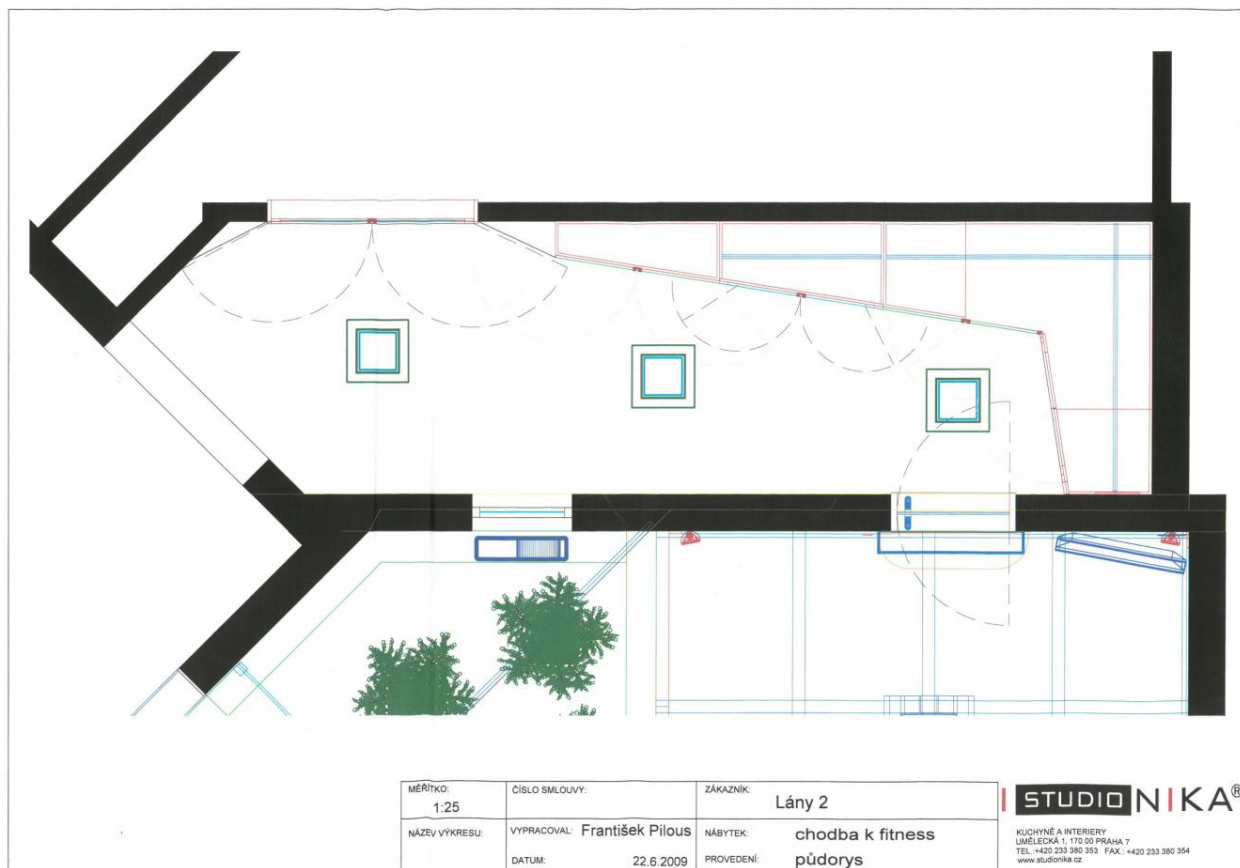
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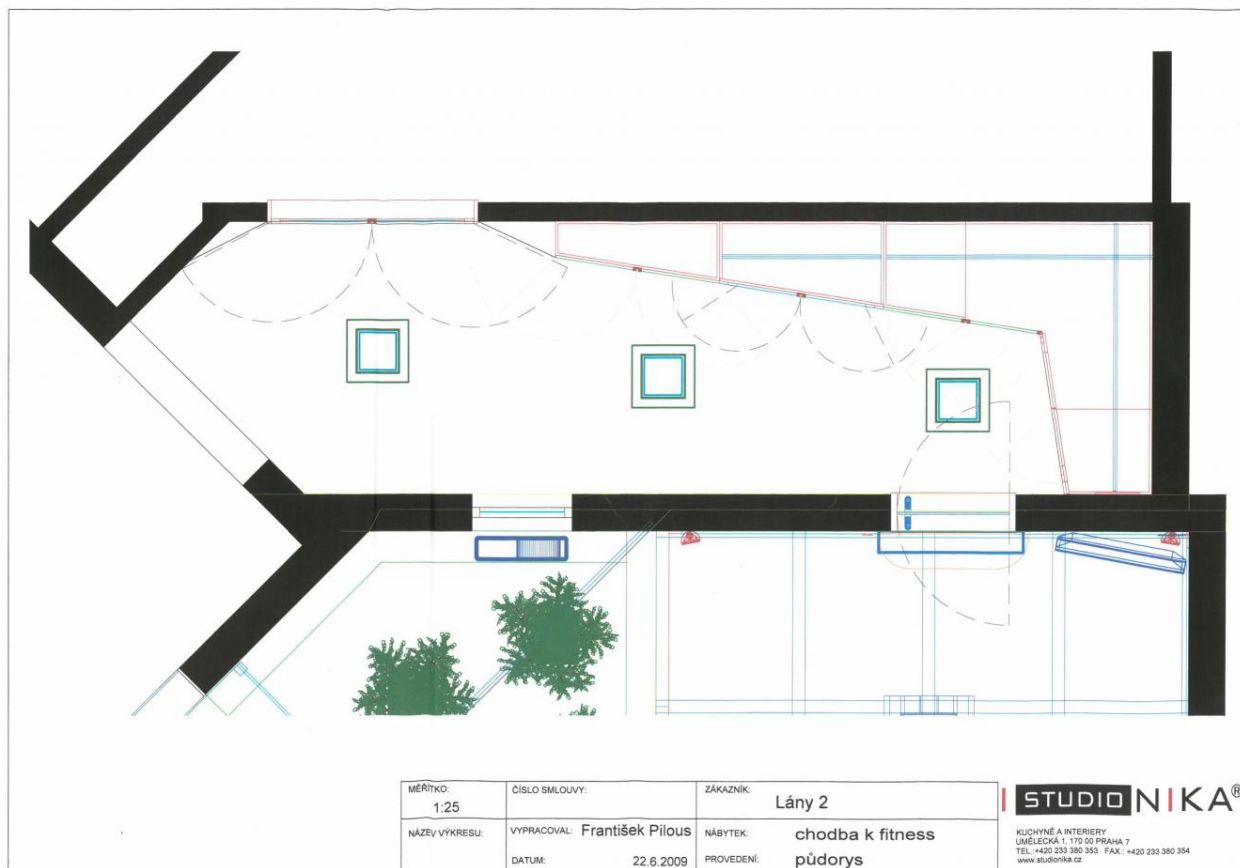
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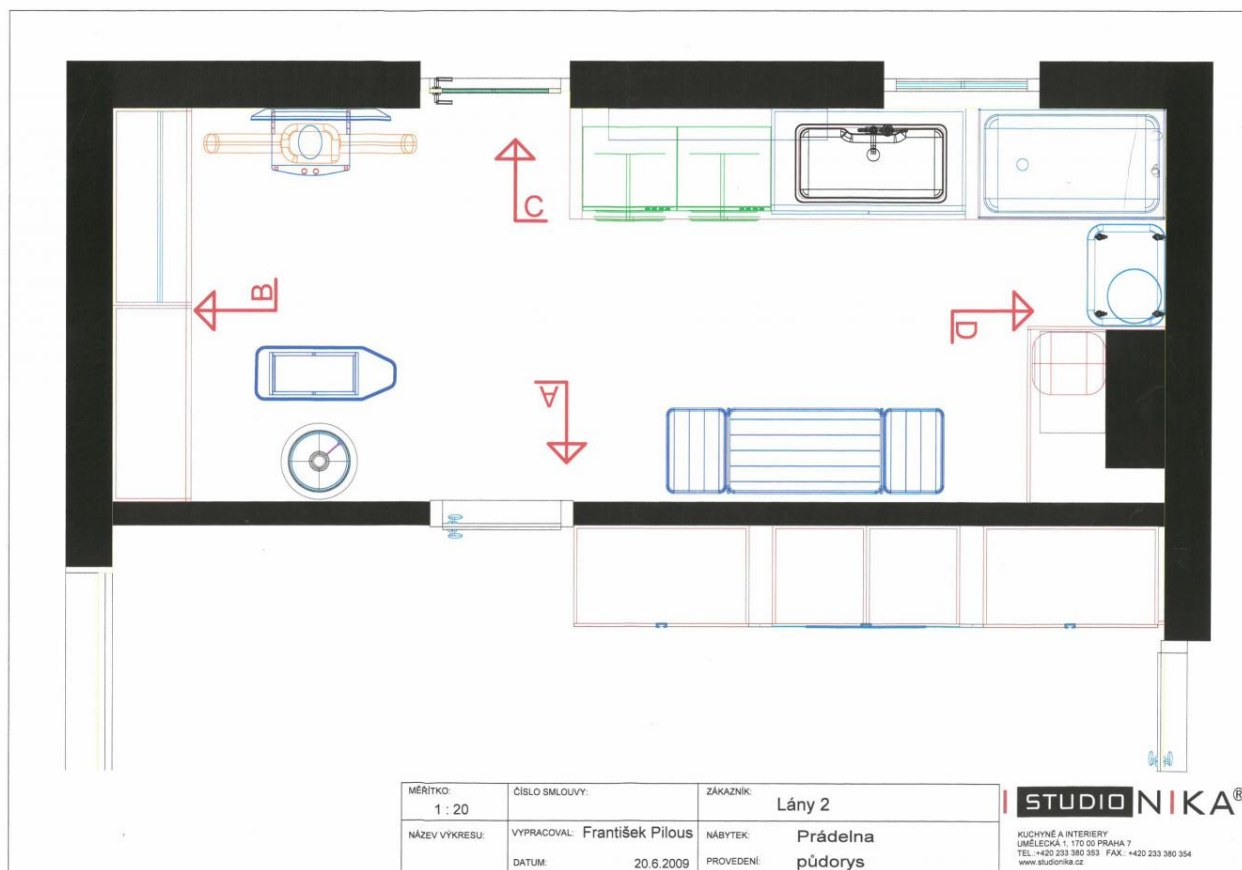
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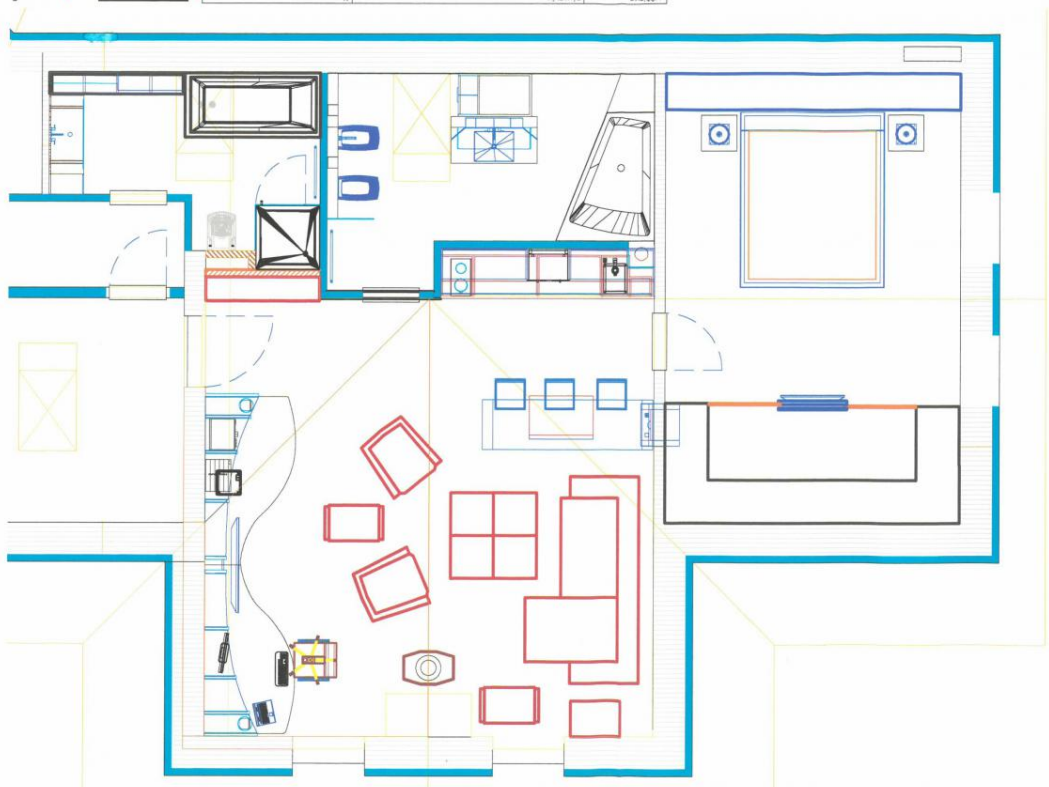
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WĚSTKO	DRUŽINA	Lány 2	DRUŽINA	21.5.2008
NAZEV VYKRESU	NÁSTĚN	Přístav podkrovní	VYKRESOVATEL	František Pilous
PROJEKTOVATEL	PROJEKTOVATEL	Studio prostorů	DRUŽINA	21.5.2008



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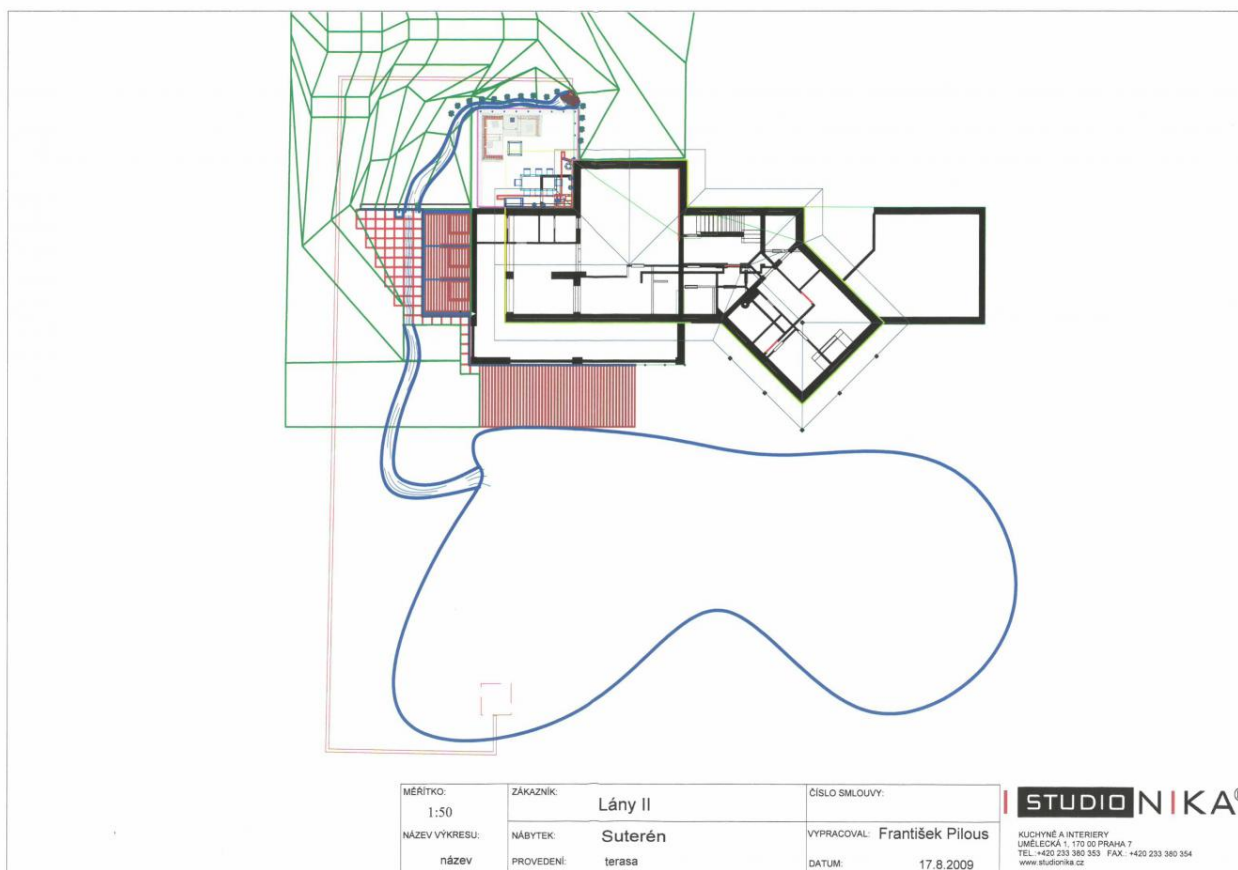
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