



## Sale of a stylish First Republic Villa with a Large Garden in Dobřichovice



🏠 423 m<sup>2</sup> 📍 Krajníkova, Dobřichovice, Praha-západ, Central Bohemia 📞 64 850 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6555</b>	Price	<b>64 850 000 CZK per property</b>
Address	<b>Krajníkova, Dobřichovice, Praha-západ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>423 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>3 820 m<sup>2</sup></b>
Built up area	<b>150 m<sup>2</sup></b>	Floor area	<b>423 m<sup>2</sup></b>
Garden area	<b>3 670 m<sup>2</sup></b>	Low energy	<b>No</b>
Device	<b>Partly</b>	Parking	<b>5</b>
Terrace	<b>20 m<sup>2</sup></b>	Cellar	<b>22 m<sup>2</sup></b>
Lift	<b>No</b>	Year of construction	<b>1885</b>

## About real estate

We offer for sale a unique stylish First Republic villa (five bedrooms and one kitchen) in the oldest and most wealthy part of Dobřichovice called Brunšov outside Prague.

The house was completely renovated in 2012 (roof, facade, all wiring, renovation of the original windows, doors, floors and modification of some layouts). On the ground floor of the house, the entrance hall (13.1 m<sup>2</sup>) leads into a generous living room with dining room and fireplace (70.4 m<sup>2</sup>), as well as a fully equipped kitchen (15.1 m<sup>2</sup>), behind which is a separate pantry room (4.5 m<sup>2</sup>). A glass door leads from the living area to the terrace behind the house. In the hall there is also a separate toilet with an anteroom (3.64 m<sup>2</sup>) and a storage room (2.04 m<sup>2</sup>).

A small spiral staircase originally intended for servants connects the ground floor with the upper bedroom floor. From the living hall, a large staircase leads to a floor with three bedrooms (smaller bedrooms measure 17 and 17.8 m<sup>2</sup>) and two bathrooms, of which the master bedroom (24.7 m<sup>2</sup>) has its own dressing room (9.5 m<sup>2</sup>) and an en-suite bathroom (11.5 m<sup>2</sup>). The attic is one large open space (79.7 m<sup>2</sup>), which can be adapted to the needs of future owners into several rooms.

In the basement of the house, which can be accessed not only from the main entrance hall but also from the garden, there is a wine cellar (7.1 m<sup>2</sup>), a technical room, two storage rooms, a laundry room, a cloakroom and a toilet. Here it would be possible to build a wellness and fitness zone (17.4 m<sup>2</sup>) or a caretaker's apartment consisting of a room with a kitchen, which was located here according to the original plans. The house also has a security system.

The large plot of land measuring 3,820 m<sup>2</sup> is partly decorated with mature, diverse woodland and ornamental trees that were planted here at the time of the construction of the villa; the forest character of this part evokes a sense of privacy. Another part of the large grassy garden area might provide a future owner room for imagination. Here one could start, for example, an ornamental and herb garden, excavate a natural pond or install a swimming pool. At the entrance gate in the southern part of the property, in addition to the areas for parking cars, there is still enough space to build covered parking.

The town of Dobřichovice, located on the slopes of the Brda hills along the banks of the Berounka River, is a place rich in beautiful natural scenery and offers plenty of opportunities for family and individual sports and cultural activities (Golf Resort Karlštejn, tennis club, cycle paths and hiking trails). In the immediate vicinity there are many important historical places and natural monuments, the most famous of which are Karlštejn Castle and the ChKO Český kras protected area. Living here is very prestigious and attractive, among other things, because of the very easy accessibility to Prague (30 minutes by car and a convenient train connection, with the train station a few minutes' walk from the house). The locality has all civic amenities (schools, kindergartens, doctors, shops and restaurants).

Miroslav Krajník played a key role in the creation of the local villa district in Brunšov, the oldest and most valuable part of Dobřichovice. He was a lawyer, a member of the Czech Regional Assembly, deputy chief director of the Zemská banka for the Kingdom of Bohemia, as well as a poet and writer. He had a villa built here as early as 1885 and subsequently other important personalities, including rich Prague industrialists, businessmen, prominent lawyers, bankers, doctors and writers who built their family summer residences here.

Our so-called Pucova villa' was built by Čestmír Puc. He chose the prominent Prague architect Oldřich Brabec to design the villa. His project for this villa was inspired by German villa architecture: a house set in a large garden, expressive facade elements such as curved cornices, symmetry in counterpoint with asymmetry, an elegantly simple and purposeful interior layout. Čestmír Puc emigrated to France in 1950, and the confiscated villa became the property of the Czechoslovak state. In 1994, it was restituted by the descendants of the original owners and sold to the current owner in 2010. In 2012, it underwent a thorough reconstruction.