



House Six-bedroom (7+1)

€ 2 206 434 | CZK 55 900 000

488 m², Praha 4, Podolí, Vápencová





House Six-bedroom (7+1)

488 m², Praha 4, Podolí, Vápencová

€ 2 206 434 | CZK 55 900 000

Total area	488 m ²
Plot	682 m ²
Foot print	187 m ²
Garden	495 m ²
Floor area	445 m ²
Parking	Double garage + 1 parking space
Garage	43 m ²
Cellar	Yes
PENB	G
Reference number	101002

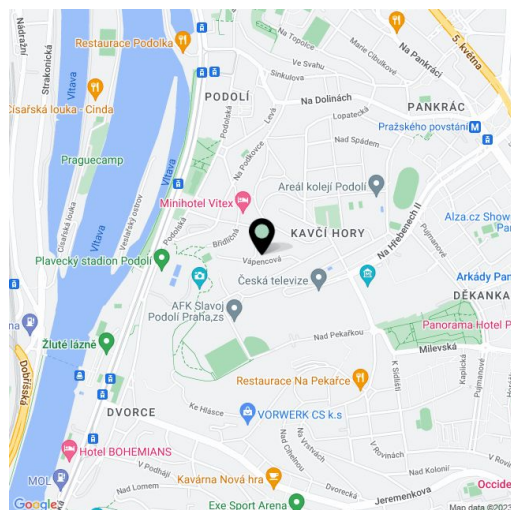
This villa from the 1930s with preserved original craftsmanship elements is set in a wonderful location on a quiet side street in a traditional residential district in Prague 4 on the border of Podolí and Pankrác. The partially renovated house with a double garage stands on a corner lot bordered by a hedge.

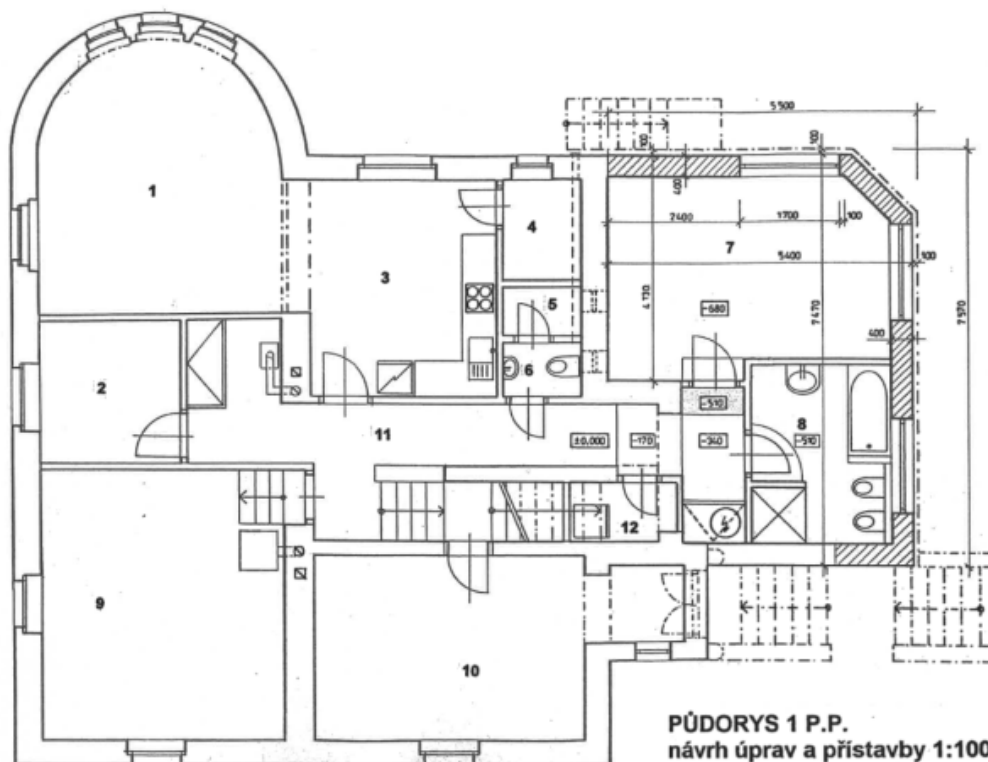
In the basement is a separate apartment consisting of a living room with a **bay window**, a kitchen, 1 bedroom, a bathroom, a toilet, a pantry, a utility room, a closet, and a hallway. On the ground floor is a living room with a **bay window** connected by original sliding doors to the dining room, as well as a kitchen, a pantry, a **large terrace**, and an entrance hall used as a library; on the first floor are 2 rooms and a master bedroom with a **smaller terrace**, a bathroom, and a **walk-through wardrobe**, while the attic contains a large open space (approx. 50 m²), a bedroom, and a bathroom. Both terraces are **east-facing**.

The villa was built in 1934 and was owned by one family the entire time. The interior features well-preserved original craftsmanship elements, such as **parquet floors, wooden and granite staircases, terrazzo**, wooden doors, and casement windows including handles as well as wooden built-in blinds or wooden built-in furniture. The apartment in the basement was completely renovated, and the roof was changed about 15 years ago. There are **fireplaces** on the ground floor and attic, and the primary source of heating is a gas boiler. The building is guarded by a **Jablotron** security system. Parking is provided in the **double garage**, behind which is another **parking space**.

The residential area is decorated with **several architecturally significant buildings and plenty of greenery** in the established gardens. About 2 minutes by car (approx. 10 minutes on foot) is a kindergarten and elementary school as well as a crèche, and the Arkády Pankrác shopping center is close-by. You can reach the Pražské povstání metro station (line C) in a short time by bus, and a new D line station is also being built nearby. The area is made even more pleasant by several parks and natural monuments, and you can also easily get to the popular **swimming pool** in Podolí or **bike path** along the Vltava River.

Usable area of the house approx. 488 m² (of which separate garage 43 m²), built-up area 187 m², garden 495 m², plot 682 m².



**House Six-bedroom (7+1)****€ 2 206 434 | CZK 55 900 000**488 m², Praha 4, Podolí, Vápencová

TABULKA MÍSTNOSTÍ – po úpravách

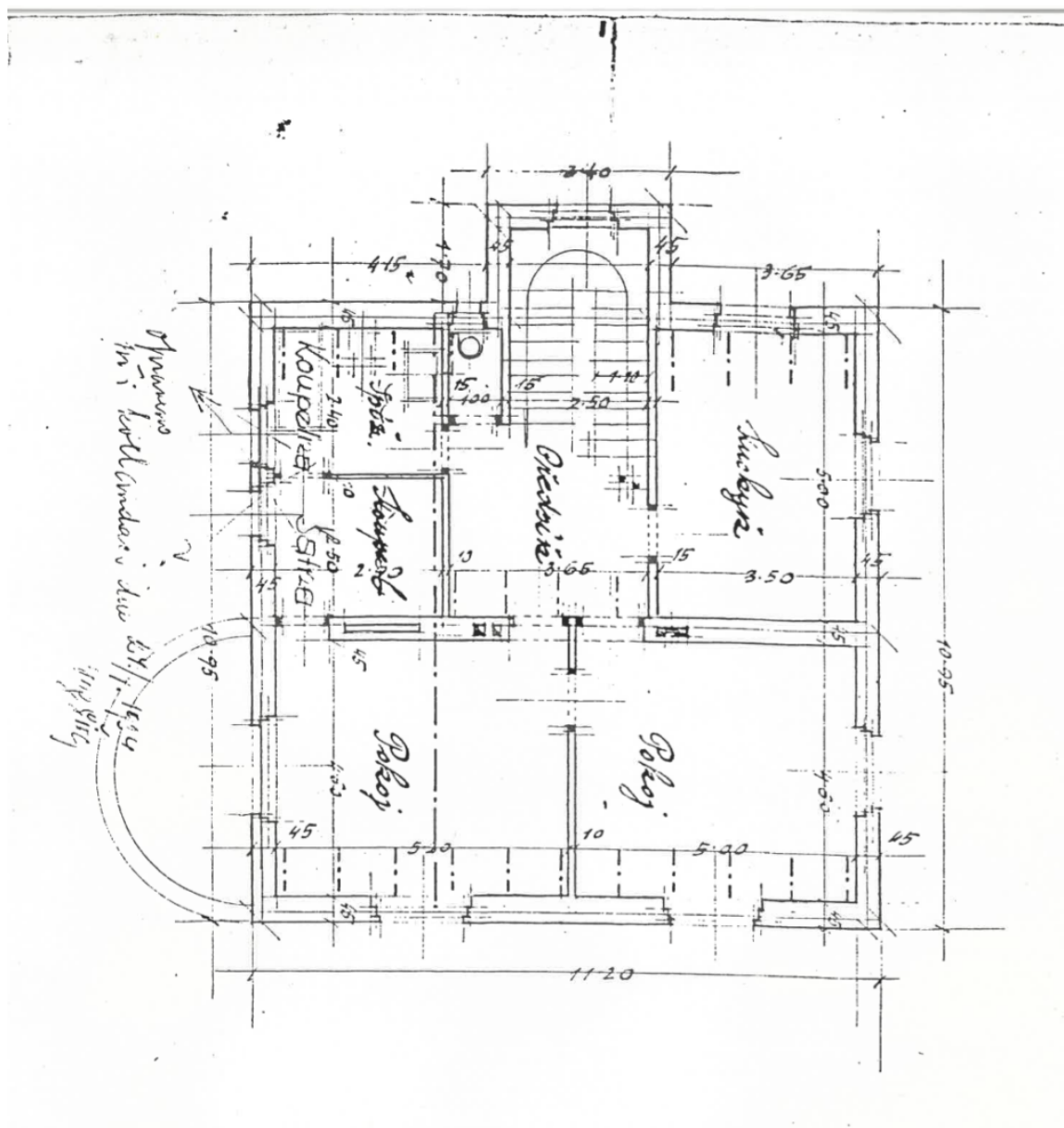
číslo	název	plocha m ²
1	obývací pokoj	19,4
2	šatna-komora	6,6
3	kuchyně	13,2
4	spíž	2,5
5	technická místnost	1,26
6	WC	1,4
7	ložnice	17,1
8	koupelna, WC	8,2
9	sklad, kotelna	21,7
10	sklad	19,1
11	chodba	14,1
12	úklid, pračka	2,1



House Six-bedroom (7+1)

€ 2 206 434 | CZK 55 900 000

488 m², Praha 4, Podolí, Vápencová





House Six-bedroom (7+1)

€ 2 206 434 | CZK 55 900 000

488 m², Praha 4, Podolí, Vápencová

