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Apartment building

Praha 8, Dolní Chabry, Spořická

€ 790 826 | CZK 20 000 000

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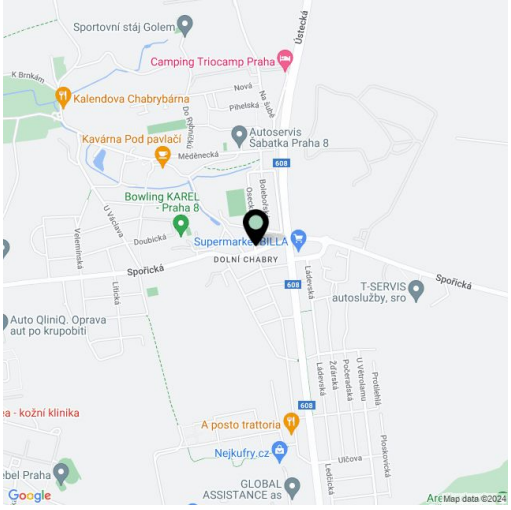
Total gross floor area of the building	359 m²
Foot print	266 m²
Garden	152 m²
Parking	Parking in front of the house
Cellar	Yes
PENB	G
Reference number	104405



This brick house with a basement suitable for complete reconstruction with the possibility of conversion into a mixed-use building with 7 residential units and a food service operation, for example as a bistro with a delicatessen or a wine shop. One of the oldest historic buildings in the Prague 8 – Dolní Chabry district is located near a future tram line.

The ground floor currently consists of a former restaurant, an equipped kitchen, storage space, a walk-in wardrobe, and toilets. A large, **beautifully vaulted cellar** extending under the entire building functioned as a storage space, the attic is now unused.

The house is historically connected to the **hospitality industry**—a tavern has allegedly been operating here **since at least the 16th century.** In **1910**, the building was expanded and the original thatched roof was replaced. The current state of the building requires **renovation** or **demolition** (the **building is not listed**). Heating and hot water are provided by gas boiler. According to the study, a new building with **a restaurant** on the ground floor and **7 small apartments** (studios and 1-bedrooms) can be built on the 1st and 2nd floors. The floor area of each floor would be approximately 200 m². This project has already been approved by the Department of Regional Planning. Adjacent to the house is a **south-facing garden** (courtyard) with a size of approx. 150 m². In the real estate cadastre, it is zoned as **civic amenities**. The impressive cellar can be used for **storing wine.**

The place is **excellently accessible** via a local asphalt road. There is a bus stop at a convenient distance, and there will also be **a tram stop** on the newly built line to Zdiby within walking distance. You can easily connect to the **D8 highway** by car. The neighborhood has a restaurant, a cafe, **outdoor and indoor sports fields,** a post office, a grocery store, and an elementary school. The attractiveness of this part of Prague is enhanced by the nearby **nature parks** on both sides of the **Vltava River valley**, as well as the nearby **Ďáblický Grove**.

Usable area 359.52 m², built-up area is 266 m², garden 152 m², plot 418 m².

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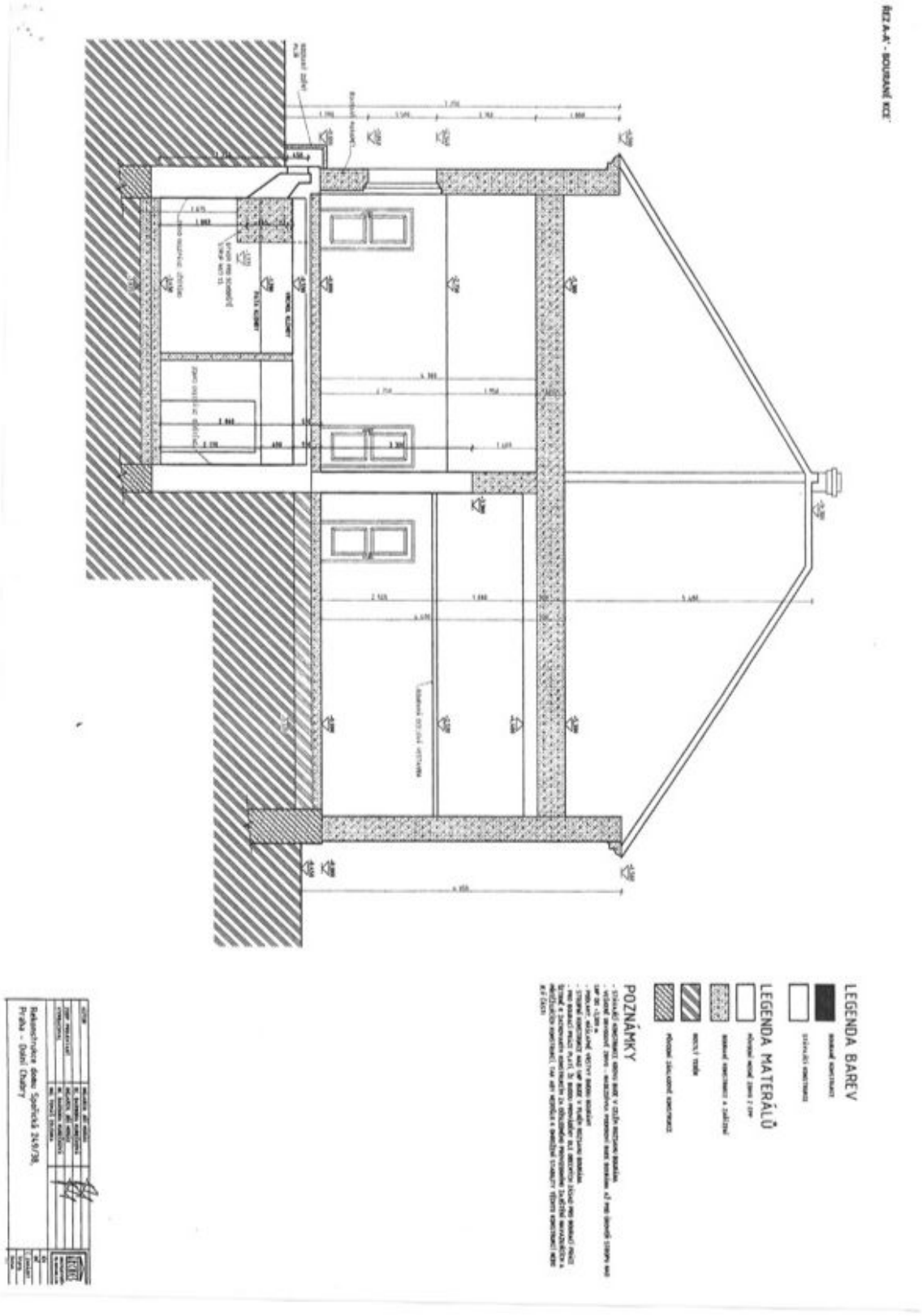

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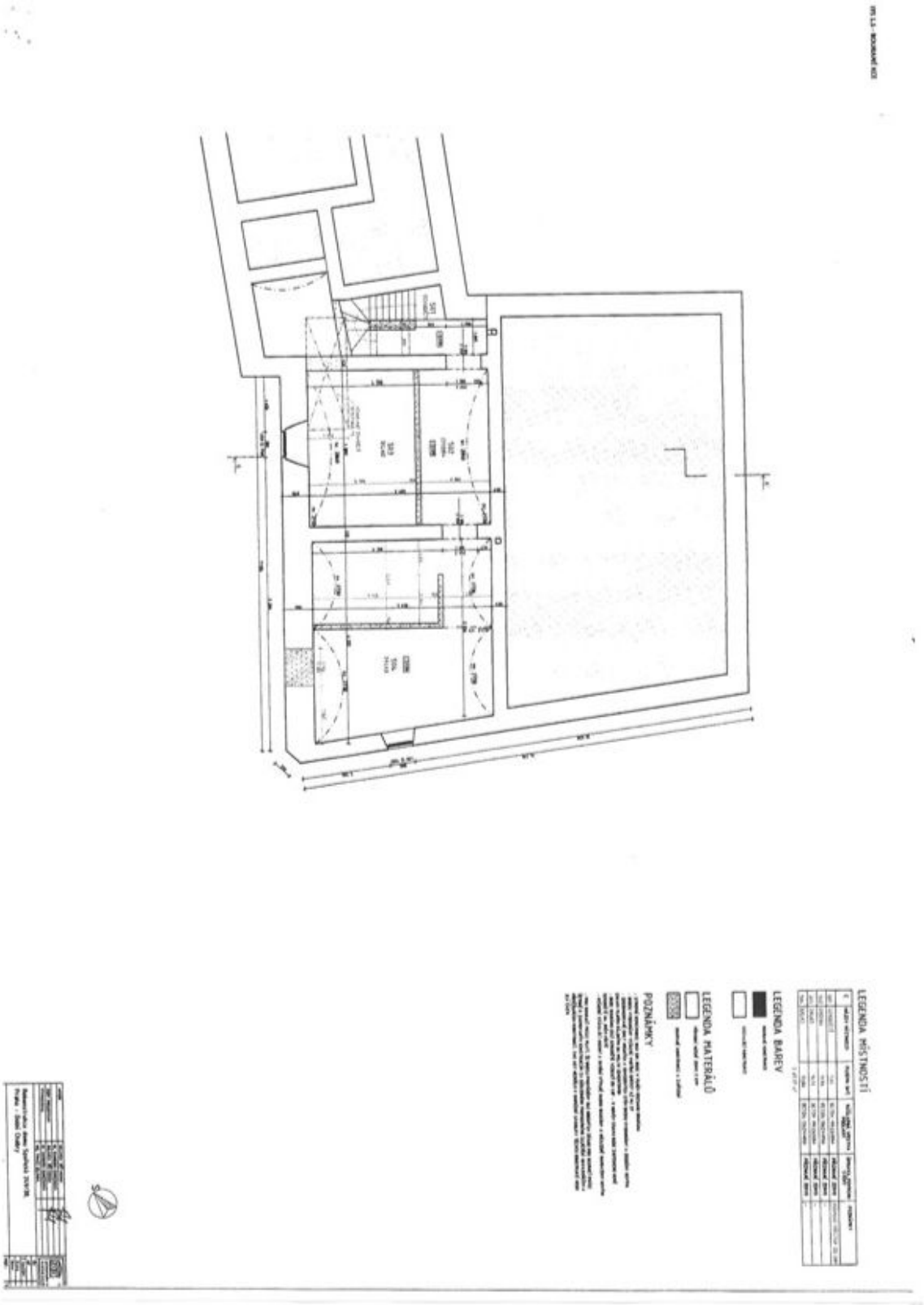

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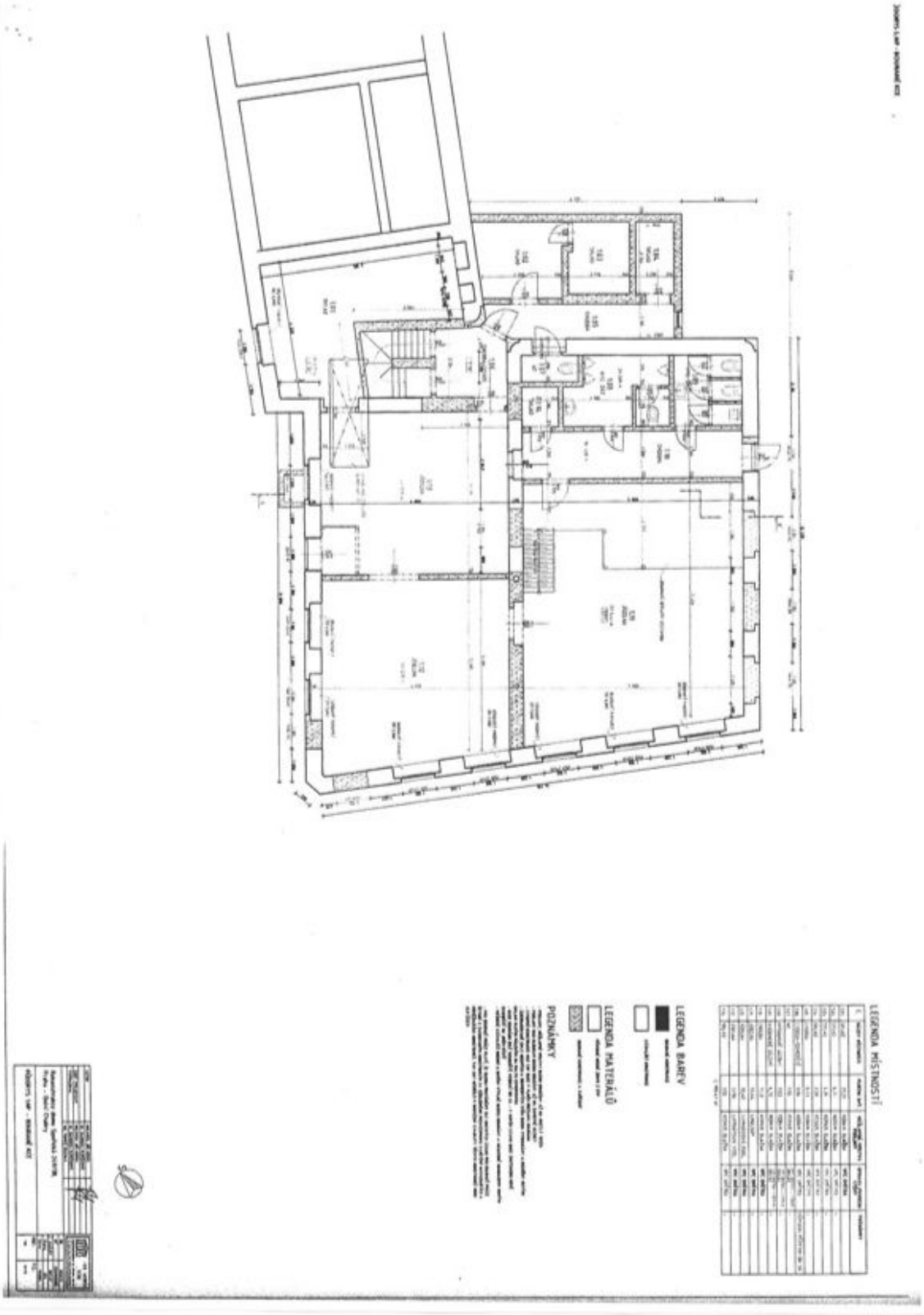

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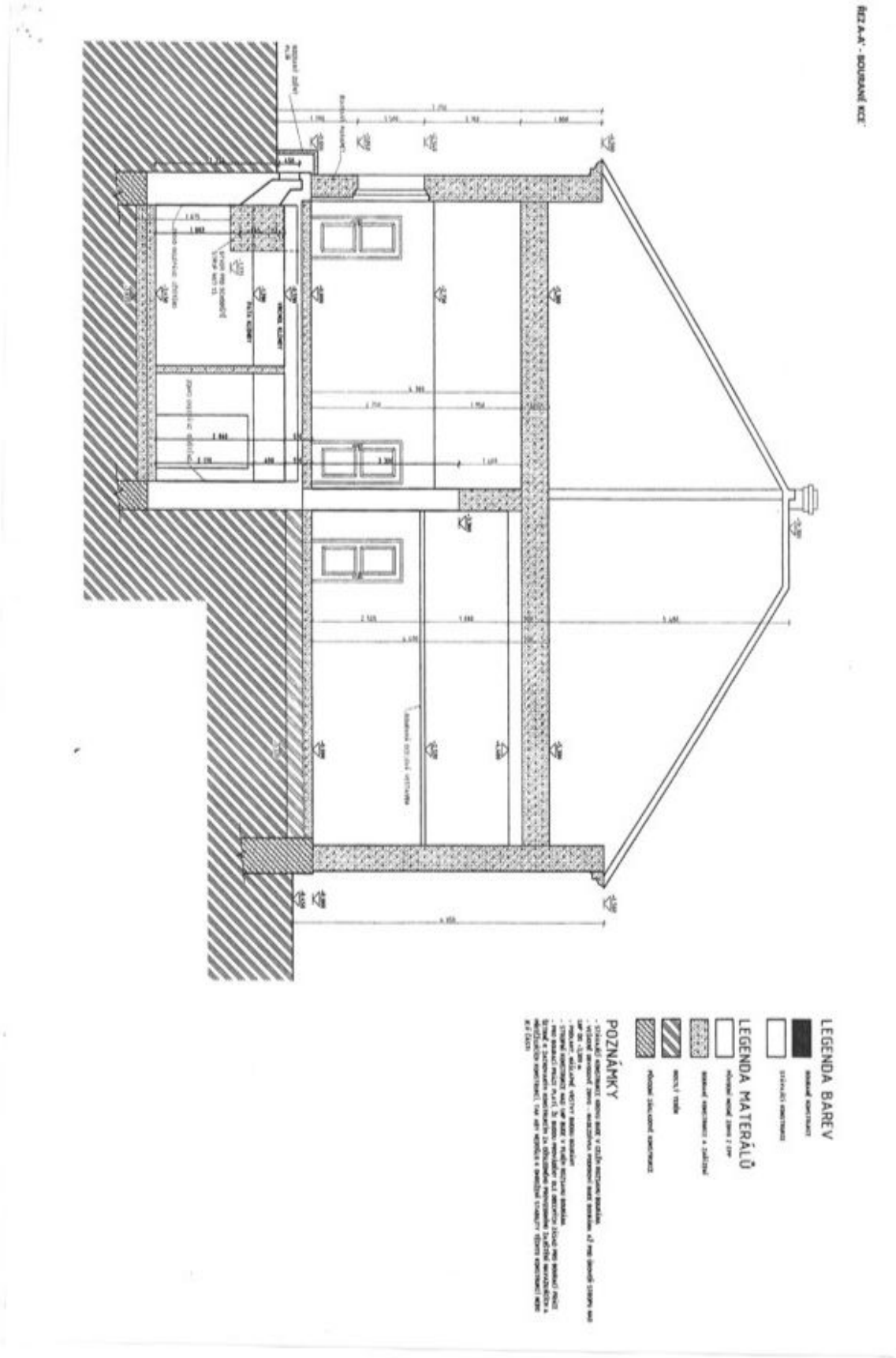

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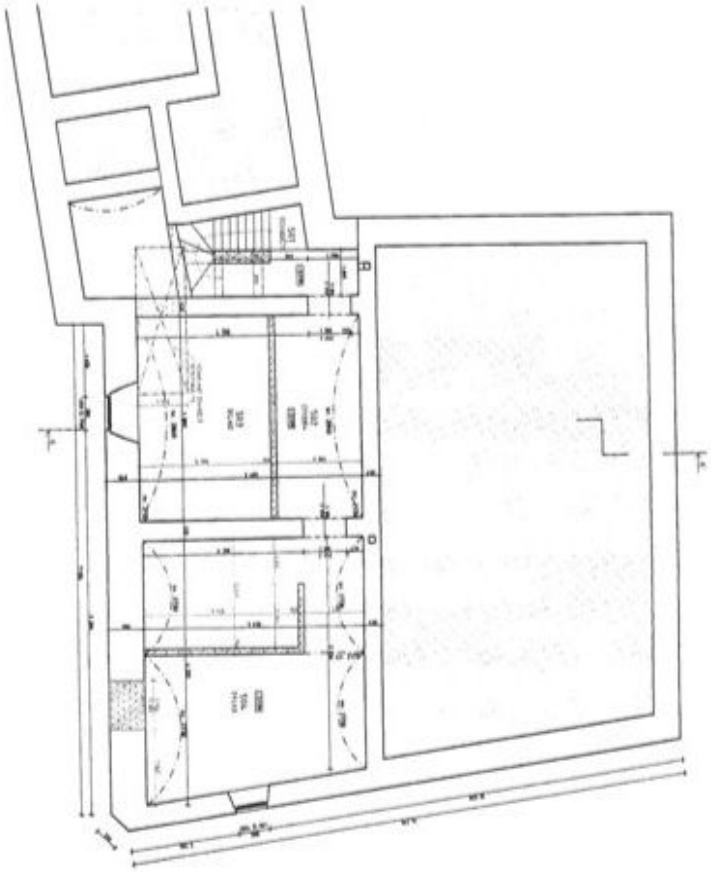
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