



House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská





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Plot	594 m ²
Foot print	154 m ²
Garden	440 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	D
Reference number	104673

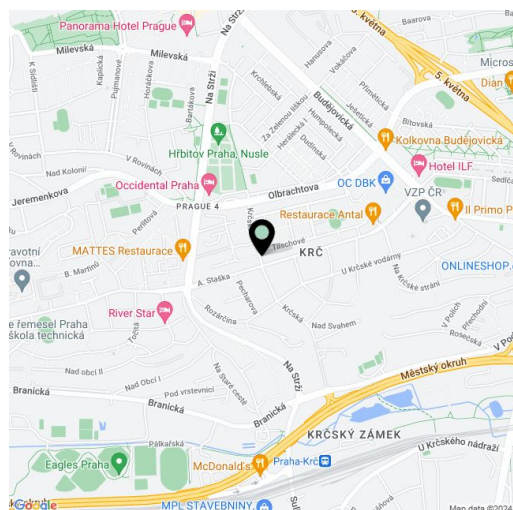
This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the seamless combination of residential and business purposes.

In the basement, there are 2 separate rooms (offices) with windows towards the **garden**, 2 workshops, a toilet, a shower bathroom, large and small storage spaces, a corridor, and a staircase hall. On the 1st floor is a generously sized living room with a preparation for a kitchen, a hall, a toilet, a storage room, and a utility room. The 2nd floor consists of a master bedroom with an en-suite bathroom and a **balcony**, another 2 bedrooms with access to a **sunny terrace**, a central bathroom, a stairwell, and a winter garden. The south-facing terrace offers nice views of the surrounding area, and the balcony is west-facing towards the garden lined with mature greenery.

The house is almost completely renovated; windows are plastic with interior blinds. Gas heating. Parking in a **double garage**.

The surrounding rich greenery of the **Habrovka forest park** provides a pleasant seclusion from the hustle and bustle of the city, but at the same time the place is very accessible and everything you need is within walking distance. A kindergarten and elementary school, a **high school**, a health clinic, a shopping center, and several restaurants are about a 10-minute walk away, and there is a sports field with **tennis courts** nearby. The **Budějovická** metro station (line C) can be reached on foot or within 5 minutes by bus, and the Olbrachtova or Nádraží Krč **future station of the line D metro** will be even closer.

Usable area 357 m², built-up area 154 m², garden 440 m², plot 594 m².





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Tabulka místností - 1 NP

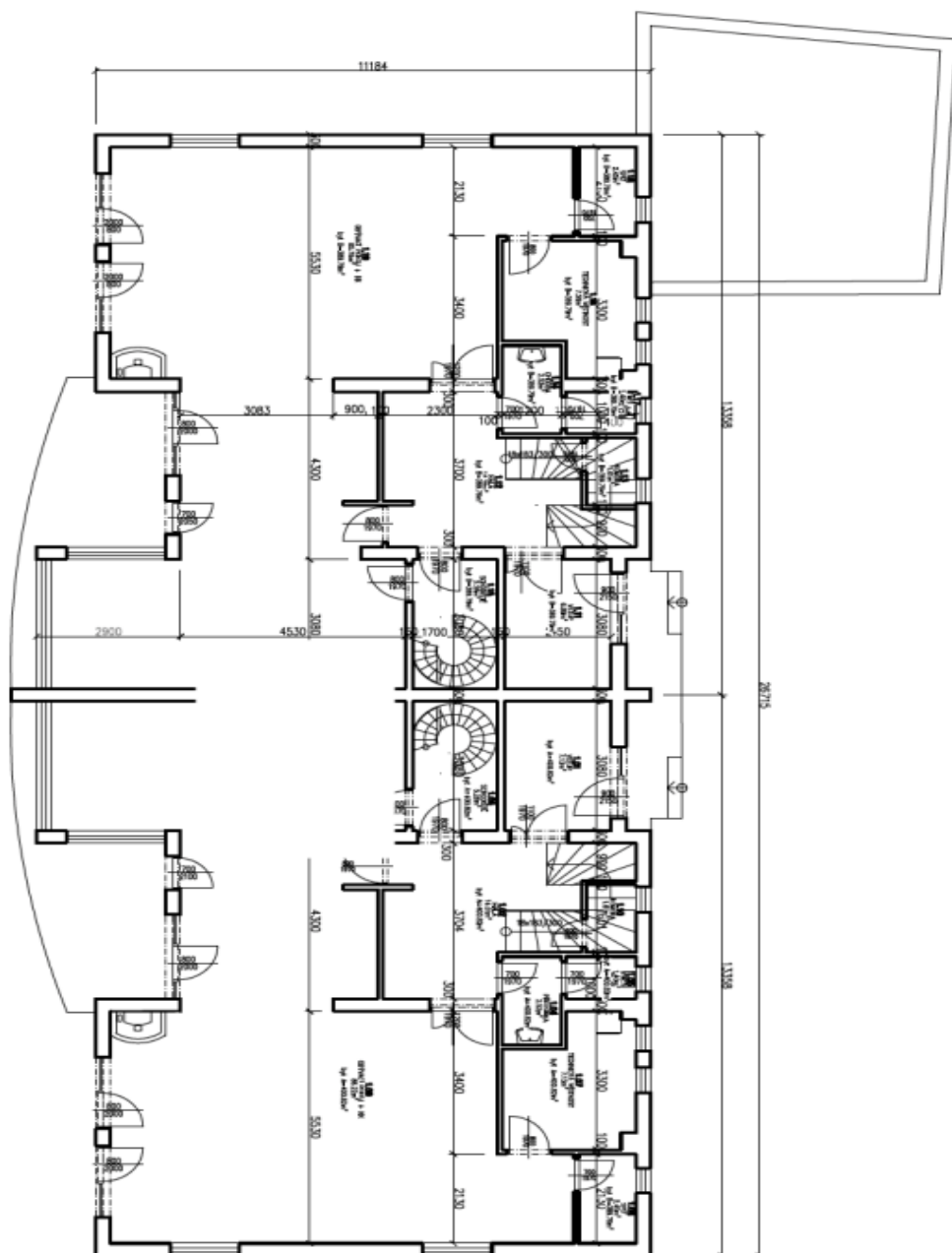
Číslo	Název	Plocha [m ²]
1.11	VESTIB	6,89
1.12	HALA	14,29
1.13	KUCHYNA	1,61
1.14	CHODBA	2,52
1.15	SPALOVNĚ	5,28
1.16	TECHNICKÁ MÍSTNOST	7,58
1.17	WC	1,4
1.18	SPRŠ	2,45
1.19	SEPVACÍ PRŮVAZ + KK	65,18

Celková plocha [m²] 127,85

Tabulka místností - 1 NP - BYT A

Číslo	Název	Plocha [m ²]
1.01	VESTIB	7,12
1.02	HALA	14,01
1.04	PRŮJEDNA	2,52
1.05	WC	1,4
1.06	SPALOVNĚ	5,38
1.07	TECHNICKÁ MÍSTNOST	7,13
1.09	SEPVACÍ PRŮVAZ + KK	66,22
1.10	KUCHYNA	1,61

Celková plocha [m²] 125,39





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