



## House Four-bedroom (5+kk)

€ 1 580 729 | CZK 39 700 000

222 m<sup>2</sup>, Prague 6, Liboc, Libocká





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Plot	1 130 m <sup>2</sup>
Foot print	131 m <sup>2</sup>
Garden	999 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	106083

This picturesque family house from the end of the 19th century, intended for complete reconstruction, stands in the middle of a romantic garden with a unique gazebo on a slightly sloping plot in the desirable location of Prague 6. The location near the Hvězda nature reserve and not far from the Petřiny metro station allows living with a beautiful view of the entire Liboc district .

The one-story house with an attic is in a condition for complete reconstruction or demolition. The interior retains nice original craftsmanship, such as **coffered doors** with **sandblasted glass**. The building was built as a **summer residence around 1890** for lawyer, writer and poet Julius Nejedlý. In the upper part of the garden stands a **wooden gazebo**, a work from **1891**, when it served as a Pavilion at the **Jubilee National Exhibition**. The house does not have monument protection, nor does the entire plot fall into any monument or protection zone, nor does the protective zone of the neighboring Hvězda nature reserve extend into it. The garden with an area of almost 1,000 m<sup>2</sup> is decorated with **mature trees** and **ornamental shrubs**.

The property is directly adjacent to the **Hvězda Game Preserve** and a 10-minute walk from **Ladronka Park**. Within a short driving distance, **all amenities** are available: shops including supermarkets and hobby markets, schools from kindergartens to high schools, restaurants, cafes, and other services. Transportation is provided by buses, metro, and trams from nearby stops, offering easy access to the city center. The **Petřiny metro station** is about an 8-minute walk away. The nearby access to the **Prague Ring Road** and the tunnel complex makes car travel convenient, the journey to the **airport** is also short.

Usable area approx. 200 m<sup>2</sup>, built-up area 131 m<sup>2</sup>, garden 999 m<sup>2</sup>, plot 1,130 m<sup>2</sup>.

