



## House Twelve-bedroom (13+1)

450 m<sup>2</sup>, Prague 3, Žižkov, Na Balkáně

Sold





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Plot	804 m <sup>2</sup>
Foot print	205 m <sup>2</sup>
Garden	559 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	16722

**Four-story 1930's villa completely renovated in 2009 with preserved original interior and exterior features surrounded by a landscaped garden.**

The Ground floor and first floor are used as a duplex apartment with a **balcony and 2 terraces** (270 m<sup>2</sup>). Layout: entrance hall, living room, dining room and kitchen, 3 bedrooms (master bedroom with walk-in closet), 2 bathrooms, guest toilet on the ground floor, laundry room, mezzanine study with additional toilet. The second floor is designed as one-bedroom flat (90 m<sup>2</sup>) with bathroom. In the basement is an office area (3 rooms, a kitchen and a storage room). **Garage for 2 cars, 3 outdoor parking spaces**, automatic irrigation system. **Parquet flooring, merbau, marmoleum**, gas boiler, renewed original windows, doors, staircase, etc.

Bus and tram stop within walking distance. Kindergarten, elementary school a few minutes walk from the house.

Interior 450 m<sup>2</sup>, built-up area 205 m<sup>2</sup>, garden 559 m<sup>2</sup>, plot 804 m<sup>2</sup>.

