



## House Four-bedroom (5+1)

Ask for price

235 m<sup>2</sup>, Prague 6, Vokovice, Půlkruhová





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Total area	235 m <sup>2</sup>
Plot	641 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Garden	441 m <sup>2</sup>
Floor area	231 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	20185

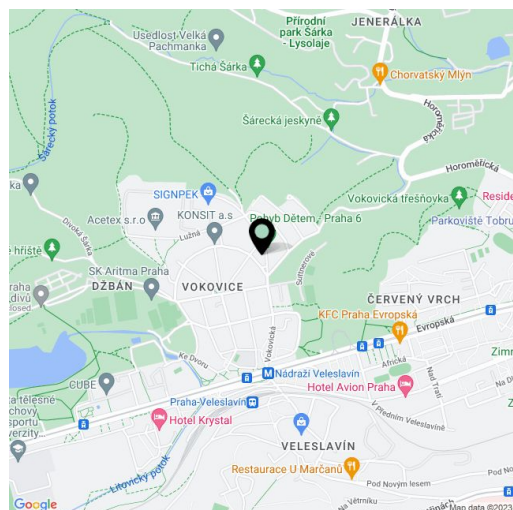
Completely reconstructed villa from 1924 with two balconies and a fireplace, situated in an attractive residential area of Prague 6 - Vokovice, in the vicinity of the vast Divoká Šárka nature park and only a few minutes walk from the Veleslavín metro station.

The villa consists of 4 floors including a basement and attic. The ground floor features a living room with fireplace and spacious kitchen, guest bedroom, bathroom, separate toilet, hall and covered porch. On the 1st floor there are 2 bedrooms (one with balcony, one with en-suite bathroom and walk-in closet), shared bathroom and staircase hall with the second balcony. The Attic has a relaxation area and also offers the possibility of building another bathroom or a small kitchen; in the basement you can find 2 storage rooms.

Custom-made kitchen with stone worktop and **Küppersbusch** appliances, new and renewed original parquet floors, three-layer hardwood floorboards on the 2nd floor, wooden windows with triple glazing, **alarm system** connected to the PCA including **monitoring of CO2 concentration in the living room gas concentration in the basement**, Vaillant condensing boiler with 150 liters hot water tank and equitherm control, intercom, satellite antenna, structured cabling. Preparation for air-conditioning, sound system in the living room, camera system on the corners of the house and garden irrigation. A complete reconstruction of the house took place in 2009-2010: new roof, facade (insulation), windows, floors, electricity, heating. **Parking for 2 cars.**

Peaceful location with easy access to the city center, within walking distance of a kindergarten, school, 2 tennis halls and fitness center, 10 minutes drive to a golf course.

Interior 231 m<sup>2</sup>, built-up area 120 m<sup>2</sup>, garden 441 m<sup>2</sup>, plot 641 m<sup>2</sup>.

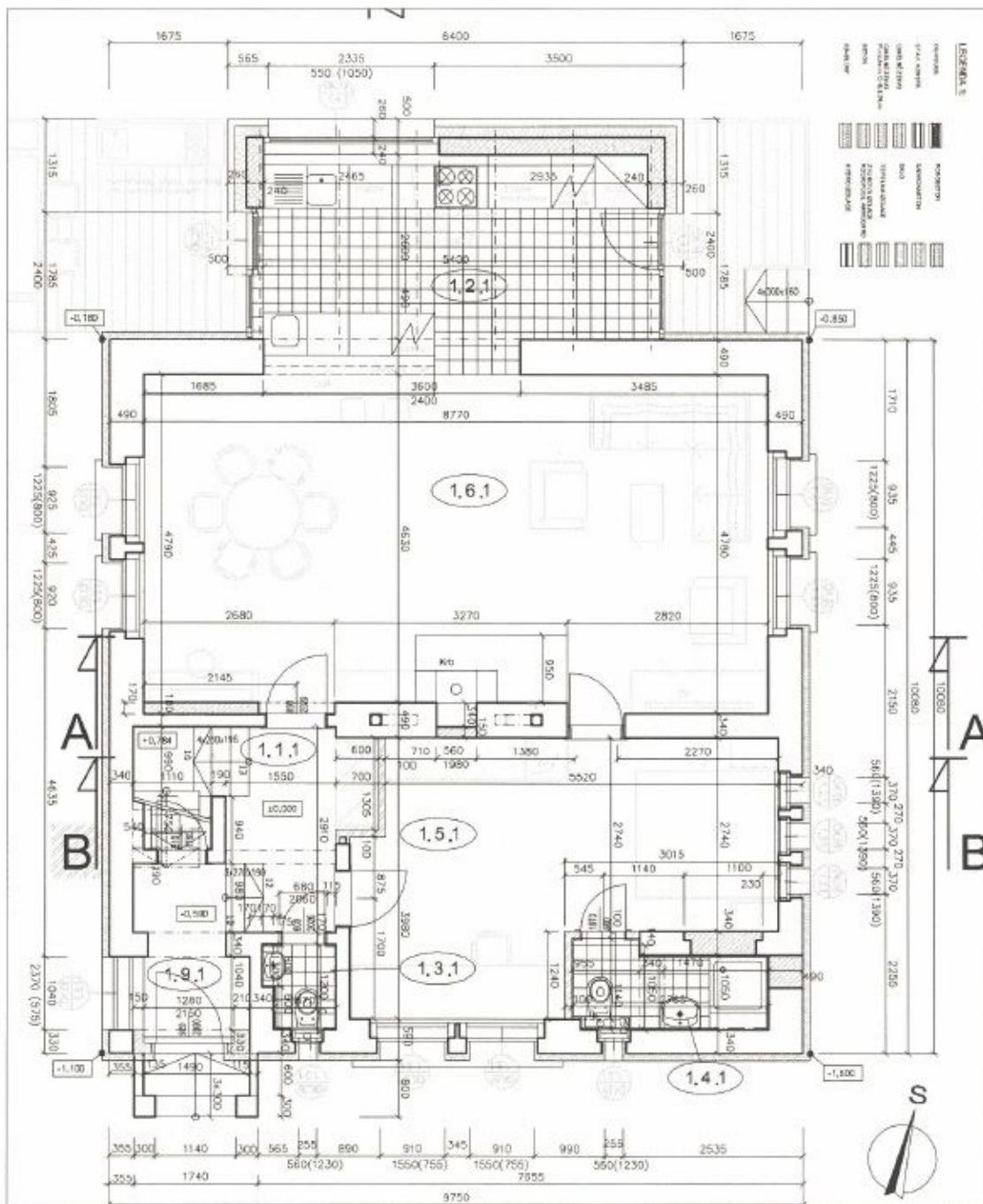




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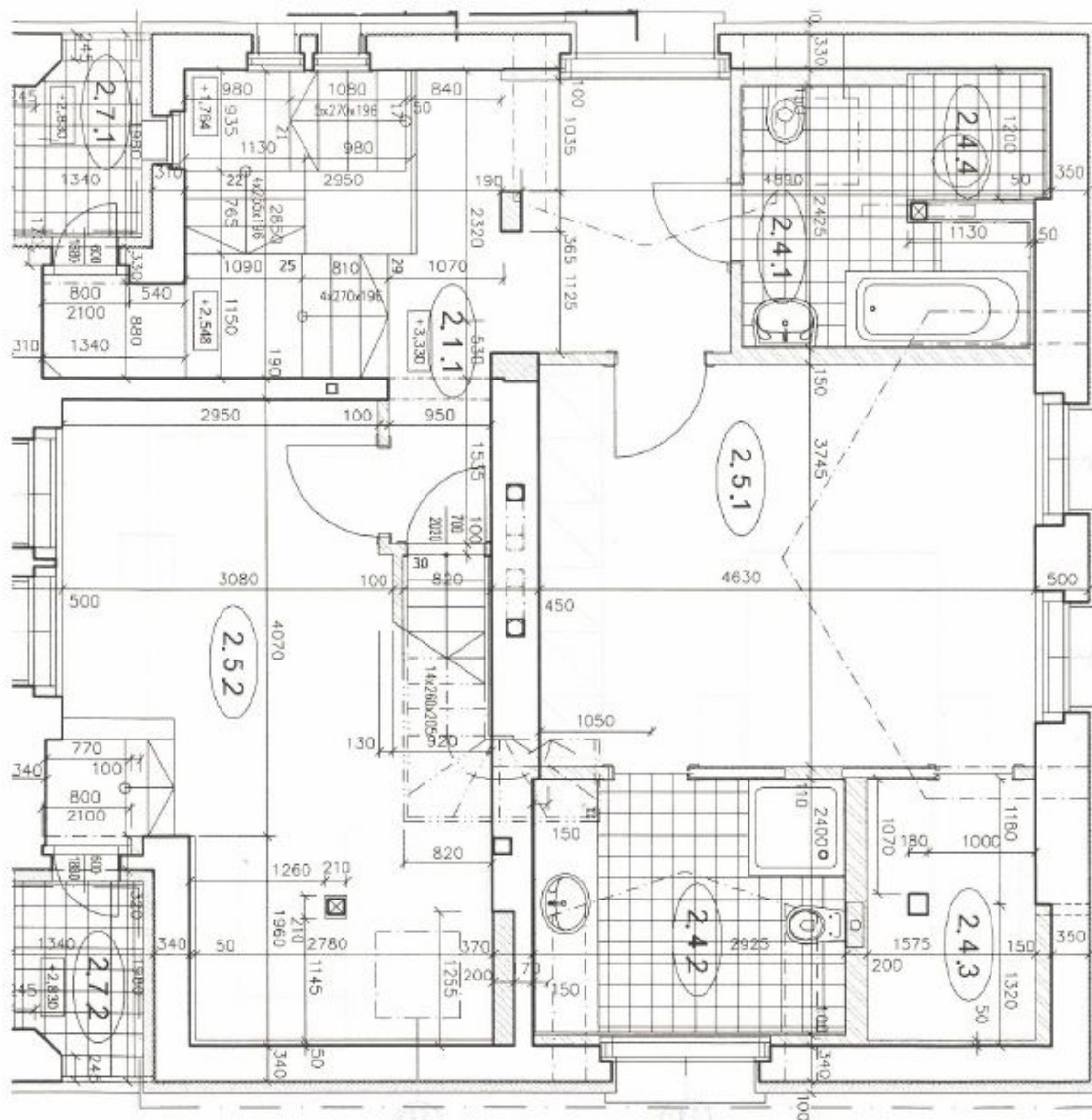




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