



House Four-bedroom (5+1)

Sold

348 m², Praha 10, Vršovice, Ruská





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Plot	1 149 m ²
Foot print	375 m ²
Garden	774 m ²
Parking	Garage for 1 car
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21664

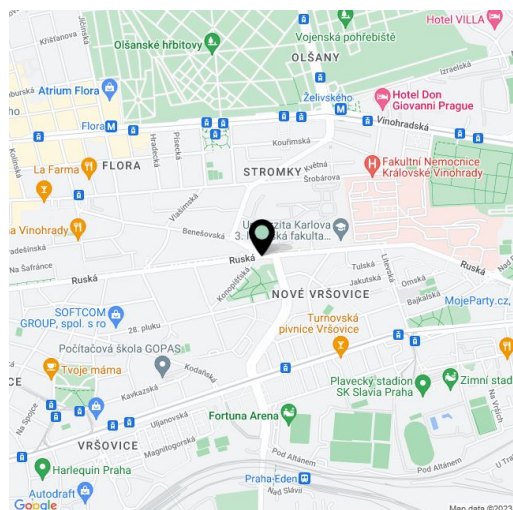
Boasting great architectural value, this Functionalist villa from 1931 with many original features is situated on the boundary of the old residential area of Královské Vinohrady and Vršovice, in a location with full amenities and excellent transport links to the center.

In the basement of this **south-east oriented** house suitable for complete reconstruction are storage rooms and facilities including a laundry and drying room. The ground floor consists of a kitchen, dining room, living room, atypical porch, hall with well-preserved original wooden staircase and facilities, such as a pantry, closet with a window, utility room, and a separate toilet. The first floor features 3 bedrooms (one of them with balcony), a bathroom and separate toilet; the top floor has a shower room and a **spacious roof terrace**.

Equipped with preserved original oak parquet and wooden windows, original double sliding doors, original chandeliers, new Buderus gas boiler. There is a pool in the garden and a **garage for 1 car**, additional parking spaces available on the property.

The house is adjacent to a green residential district, just a few minutes' walk from bus and tram stops with **3 minute link to a metro station and OC Atrium Flora mall** with shops, restaurants and IMAX cinema. Nearby you can find a playground, a bowling venue, fitness center and squash hall.

Interior 347.6 m², built-up area 375 m², garden 774 m², plot 1 149 m².

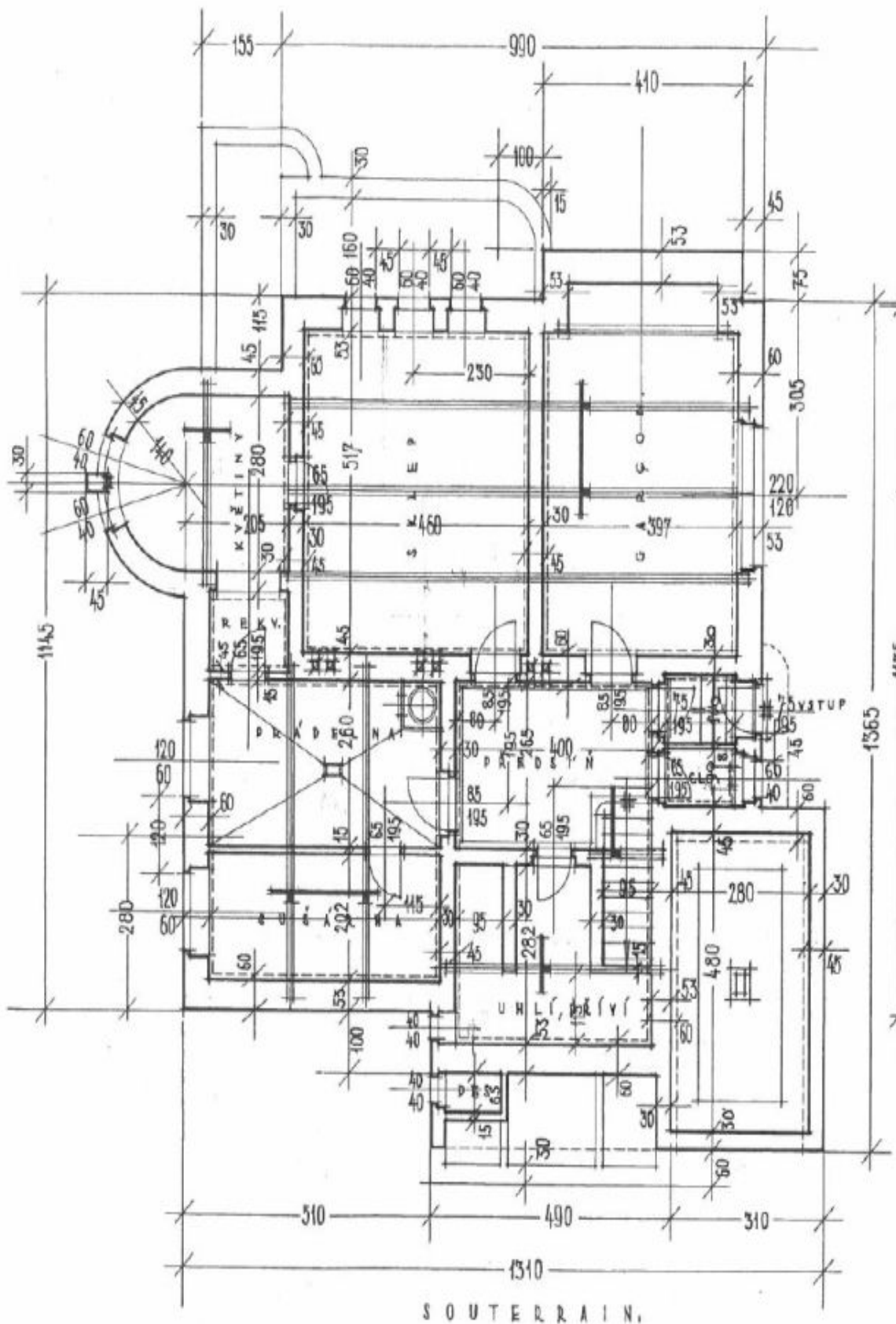




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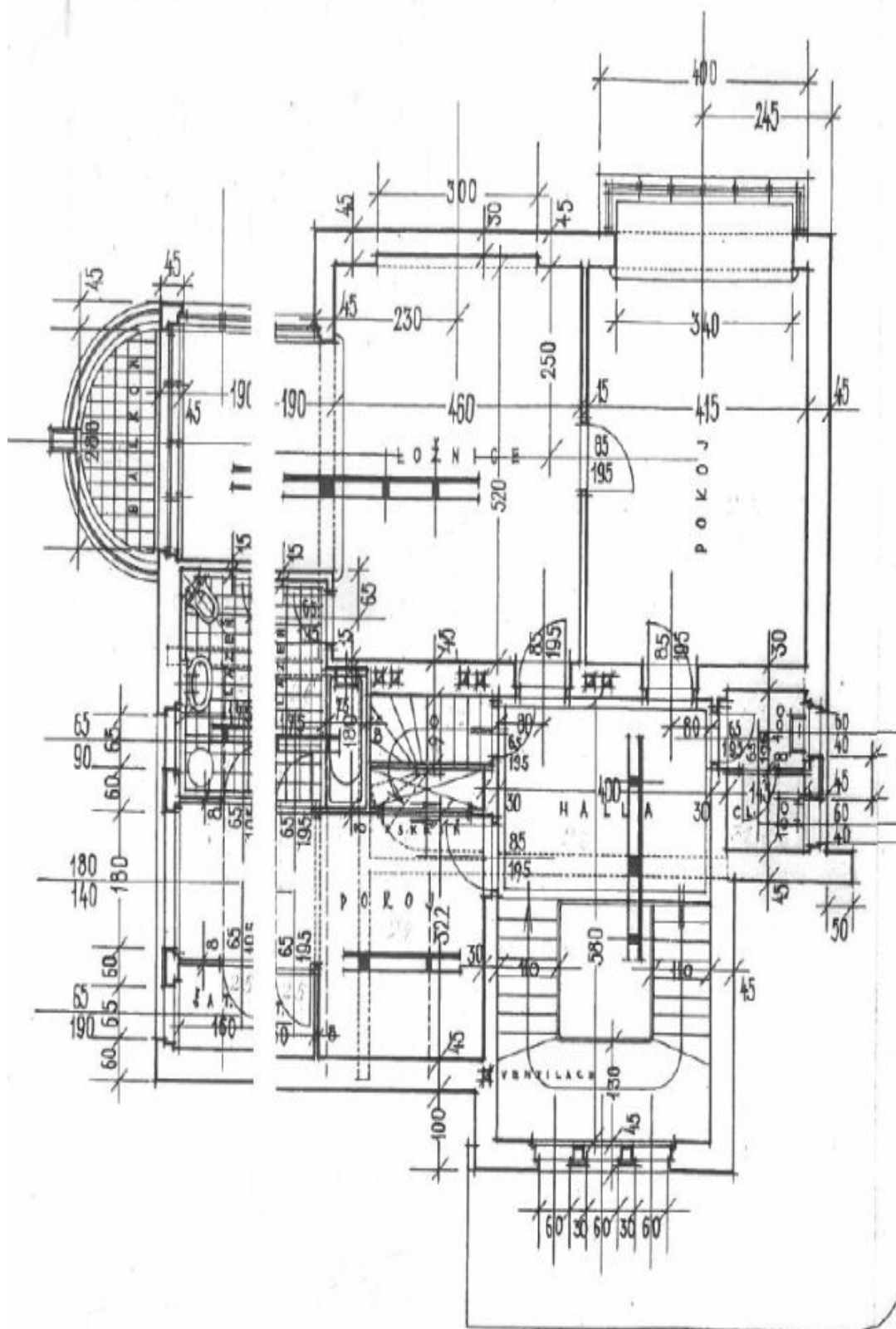




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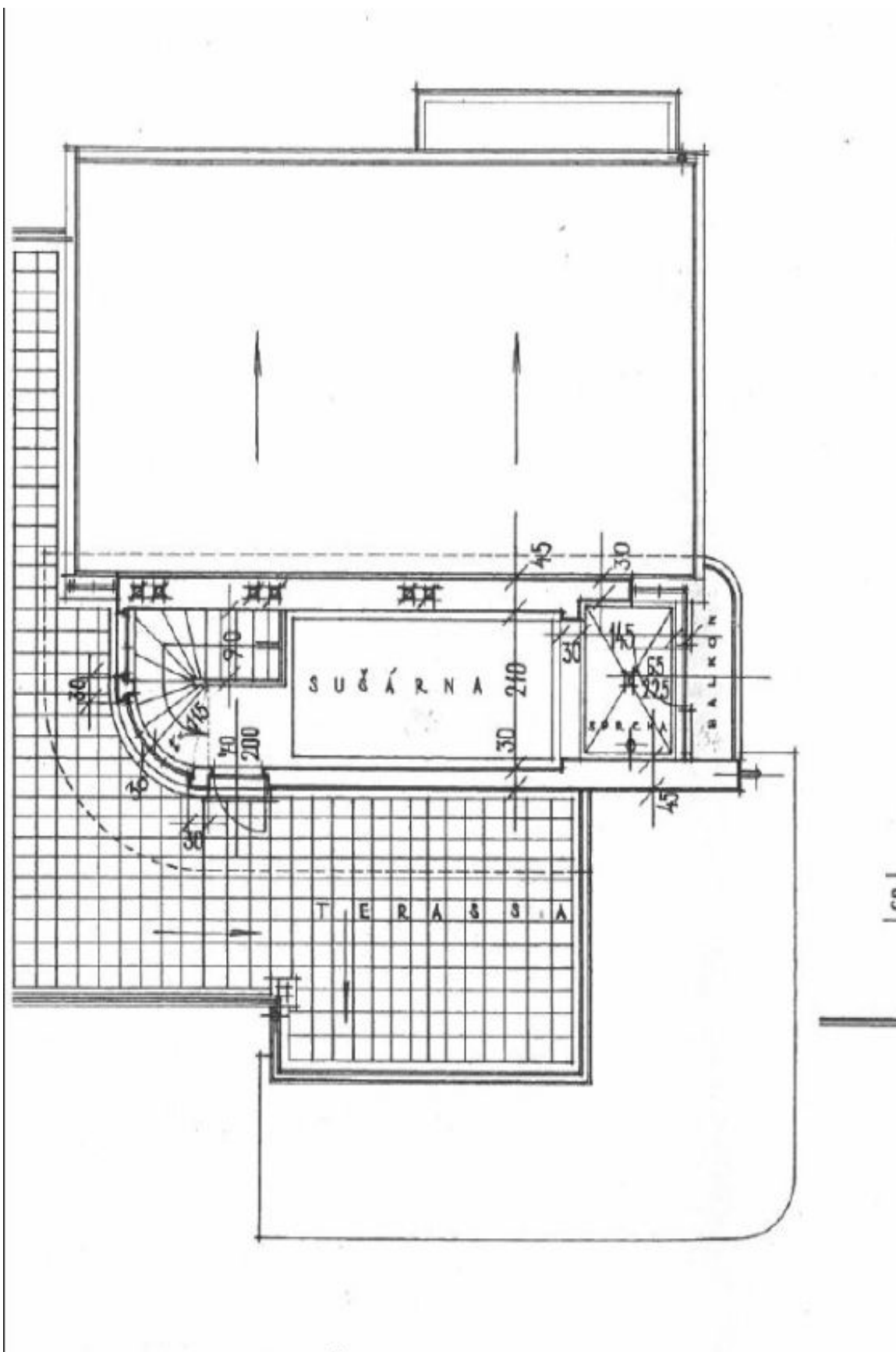




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