



## House Seven-bedroom (8+kk)

Sold

270 m<sup>2</sup>, Prague 5, Řeporyje, Konopova





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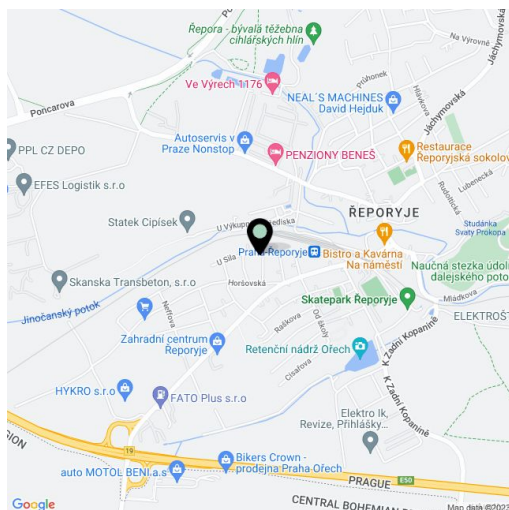
Total area	270 m <sup>2</sup>
Plot	509 m <sup>2</sup>
Foot print	380 m <sup>2</sup>
Garden	129 m <sup>2</sup>
Floor area	250 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Parking on the plot
Cellar	Yes
PENB	G
Reference number	22637

**1930's villa with new extension in the garden, boasting mature trees and a very cozy, private atmosphere. The house is located in a quiet residential area in Řeproryje, Prague 5, just a few minutes' walk from the bus and train stations with 11-minute connections to the nádraží Smíchov station.**

The original villa features 2 apartments. In the attic there is an open studio with a **fireplace**, balcony, bathroom and separate toilet; on the ground floor is a 1-bedroom flat with eat-in kitchen. The villa has kept some original features such as casement windows, wooden doors and parquet floors. The extension in the garden consists of a living room, a kitchen with double height ceiling and a gallery, winter garden/dining room, 2 bedrooms, bathroom, walk-in closet, and an entrance hall. All rooms have direct access to the enclosed garden with mature ornamental trees. The interior combines **natural elements** such as wood and stone with ceramic tiles.

Řeproryje has basic civic amenities - kindergarten, school, coffee shop, restaurant, post office, pharmacy, playground, medical center. Within 10 minutes' walk you can reach a **forest in the valley of the Dalejský stream**; the central part of Řeproryje boasts the Bubec sculpture atelier. Excellent transport links thanks to close connection to the Prague Circuit (2 minutes by car).

Interior 250 m<sup>2</sup>, basement 20 m<sup>2</sup>, built-up area 380 m<sup>2</sup>, garden 129 m<sup>2</sup>, plot 509 m<sup>2</sup>.

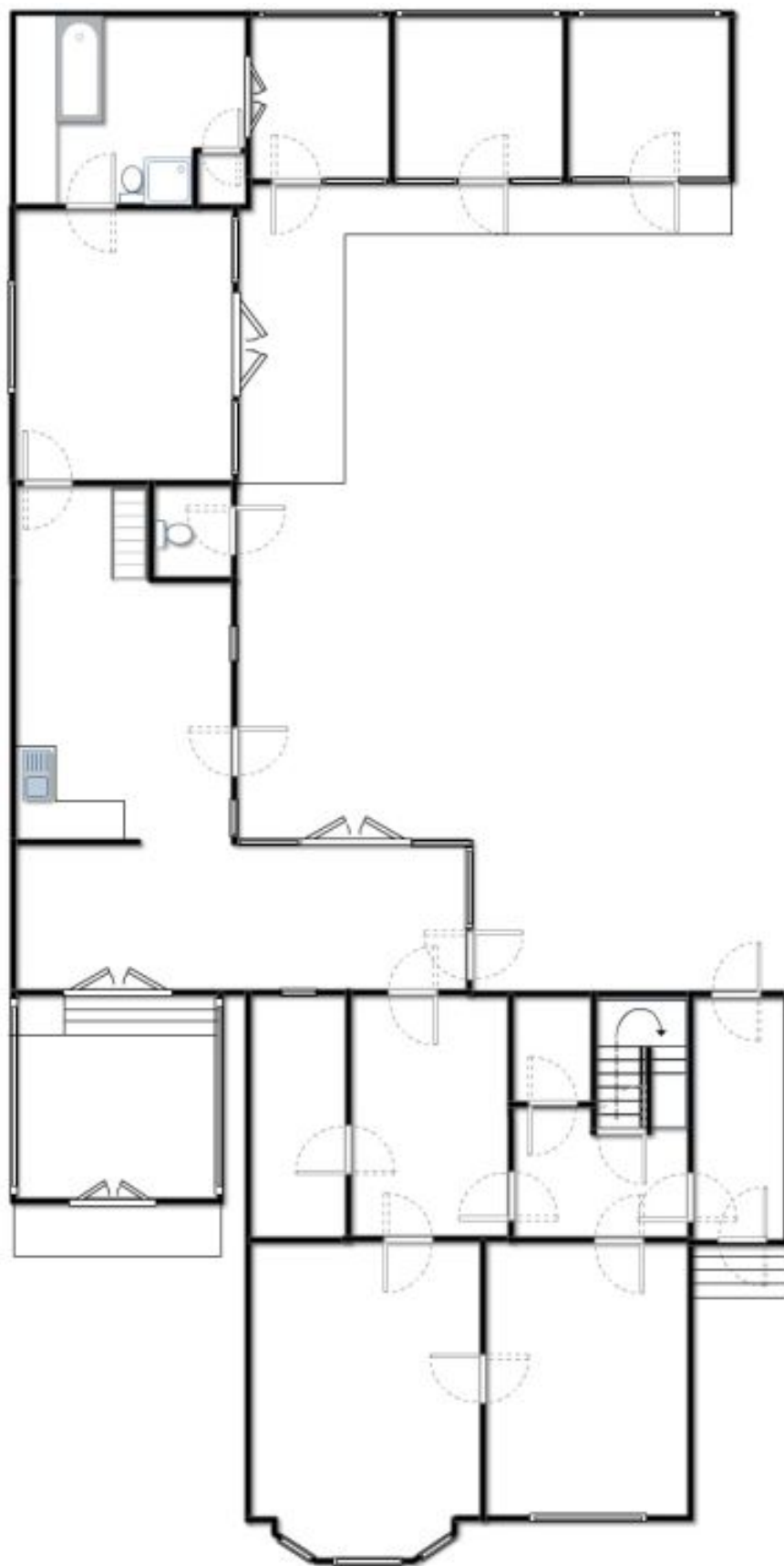




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