



House Four-bedroom (5+1)

295 m², Prague 6, Břevnov, Zličínská

Sold





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Total area	295 m ²
Plot	594 m ²
Foot print	209 m ²
Garden	385 m ²
Floor area	255 m ²
Terrace	40 m ²
Parking	Garage for 1 car
Garage	Yes
Cellar	Yes
PENB	D
Reference number	23700

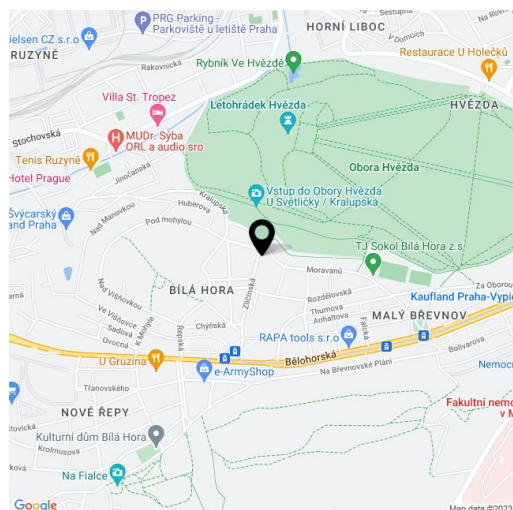
Terraced family house with romantic garden, rooftop terrace and garage, situated in a quiet and attractive residential area of Břevnov, just steps from the Hvězda enclosure, Bílá hora hill, and a tram stop with direct connections to the Metro and the center.

The current layout was created by joining two original houses – the lounge and small bedrooms were extended and the owners connected the space by a wide brick staircase. Currently the home consists of 4 bedrooms, 3 bathrooms, dressing rooms and an eat-in kitchen with terrace and garden access. On the ground floor is a separate studio (1+kk), also with doors leading directly to the garden. The house has a basement, **garage for one big car**, outdoor parking, and plenty of storage space. The cozy garden with wooden shed is protected on all sides by mature greenery and provides plenty of privacy (as well as a roof terrace).

Ideal **orientation of rooms to the east and to the west**. Facilities include a **fireplace**, wooden euro-profile windows, outdoor blinds, oak parquet flooring, marble, original interior doors, Buders gas boiler, cast-iron radiators. The interior is suitable for reconstruction. **Price does not include 4% property transfer tax.**

Pleasant residential location with good access to the center and the Václav Havel airport. In the vicinity is a nursery and primary school, playground, BMX course, supermarket and more.

Interior 255 m², basement 4 m², built-up area 176 m², garden 144 m², plot 320 m².





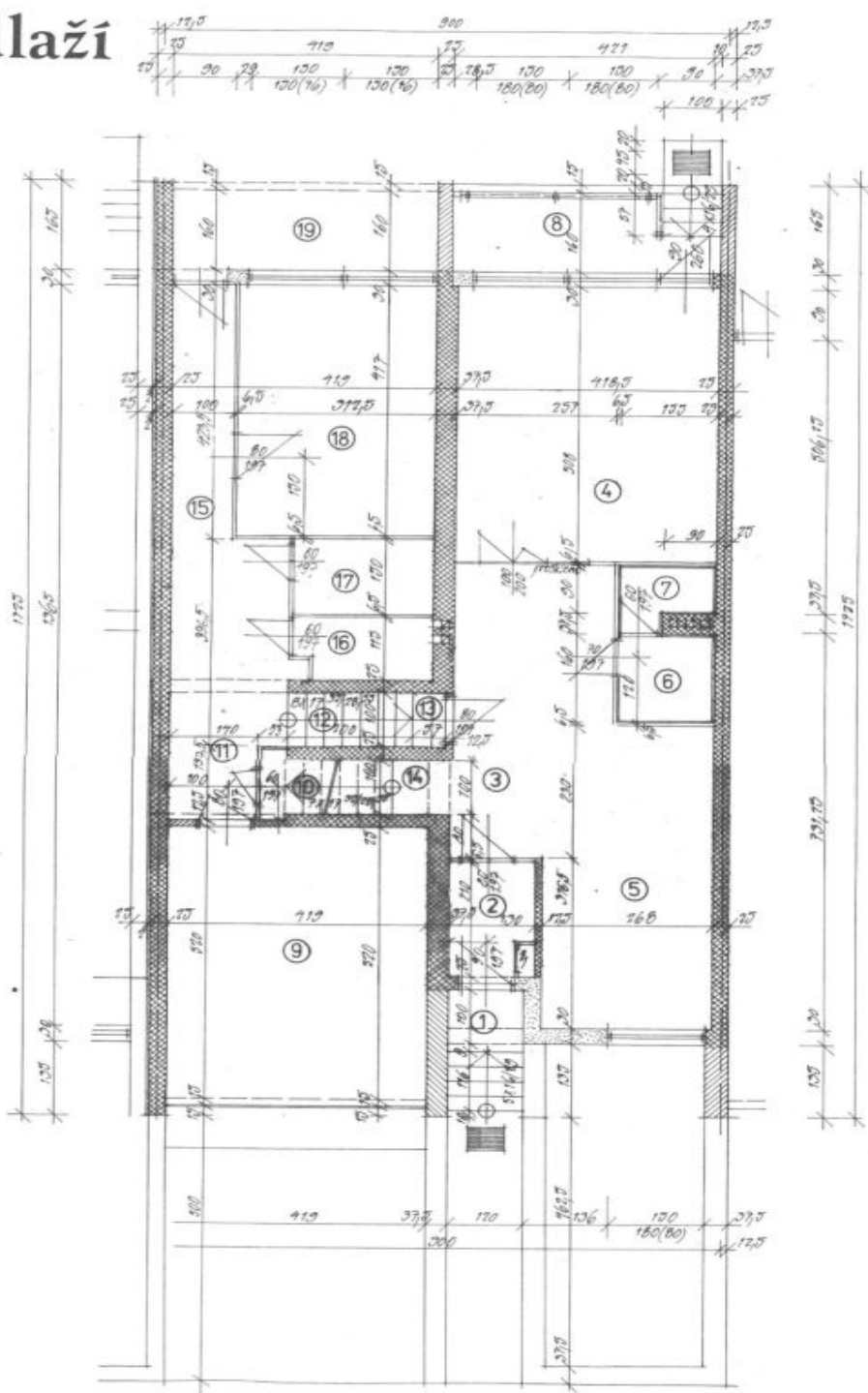
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1.podlaží

2. po



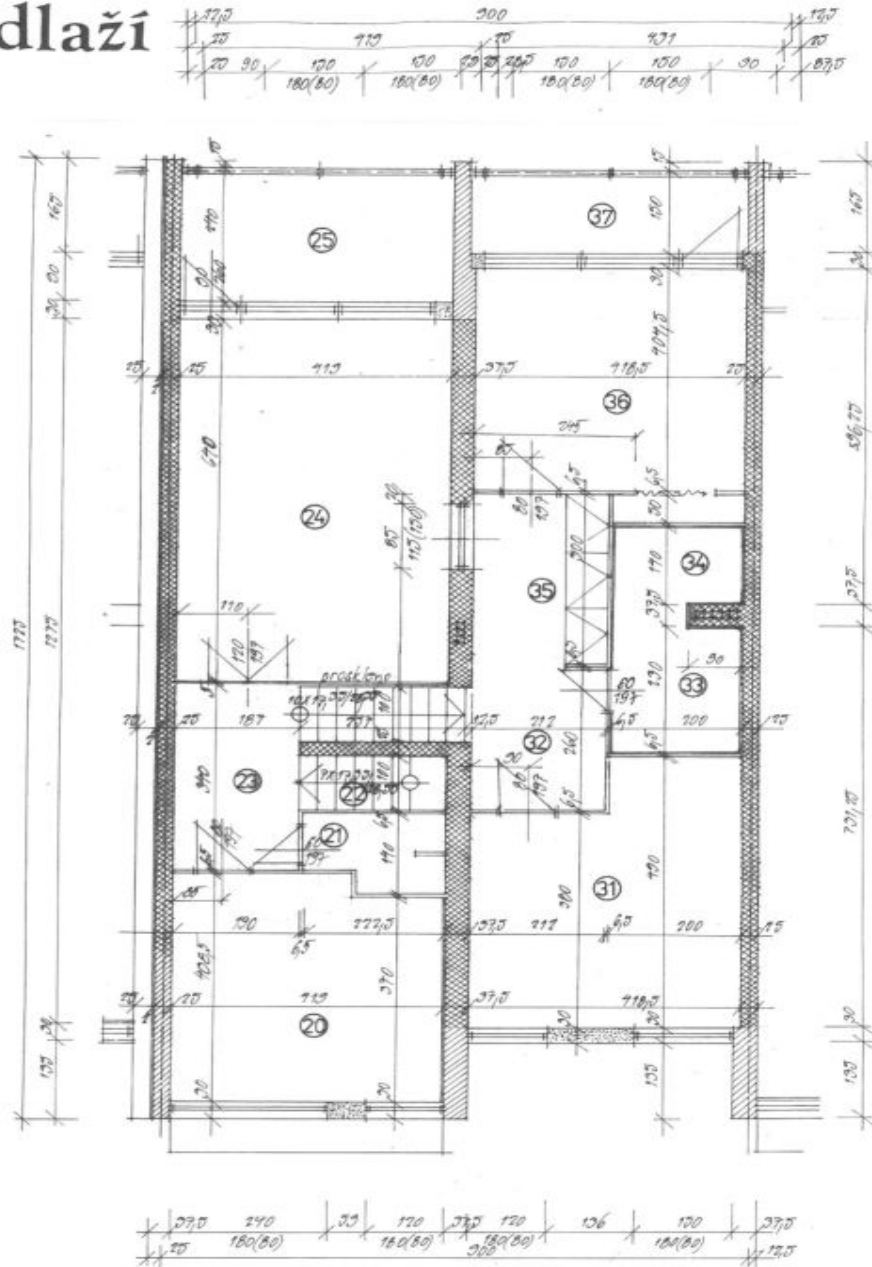


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2. podlaží





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TABULKA

Č	NÁZEV	M ²	PODLAHA	OMÍTKA	OBKLAD
①	závčtřř	1,2	dlazba ker.	břizolit	
②	závčtřř	2,7	dlazba ker.	vápenud štuk hlad	
③	hala	17,2	koberec	dtto	
④	kuchyt	21,2	dlazba ker.	dtto	břiln. obklad v-2m
⑤	jídelní kout	8,5	koberec	dtto	
⑥	komora	2,5	dlazba ker.	dtto	
⑦	WC	3,7	dlazba ker.	dtto	břiln. obklad v-2m
⑧	teraza	6,7	dlazba ter.	břizolit	břiln. obklad v-2m
⑨	garáž	29,7	dlazba ter.	vápenud štuk hlad	
⑩	sklad	3,3	dlazba ker.	dtto	
⑪	chodba	9,3	dlazba ker.	dtto	
⑫	schodiště	2,8	dřev obklad	dtto	
⑬	patr. podestě	4,6	dřev obklad	dtto	
⑭	patr. podestě	4,8	dřev obklad	dtto	
⑮	chodba	9,2	dlazba ker.	dtto	
⑯	kotelna	3,2	dlazba ker.	dtto	
⑰	sklad	9,2	dlazba ker.	dtto	
⑱	oudárna	13,8	dlazba ker.	dtto	
⑲	teraza	7,7	dlazba ter.	břizolit	
⑳	pokoj	16,8	koberec	vápenud štuk hlad	
㉑	sercha	3,1	dlazba ker.	dtto.	břiln. obklad v-2m
㉒	schodiště	9,3	dřev obklad	dtto	
㉓	hala	6,7	koberec	dtto	
㉔	pokoj	26,9	dřev vlysy	dtto	
㉕	lodgie	18,1	dlazba ter.	břizolit	
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