



## House Four-bedroom (5+1)

295 m<sup>2</sup>, Praha 6, Břevnov, Zličinská

Sold





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

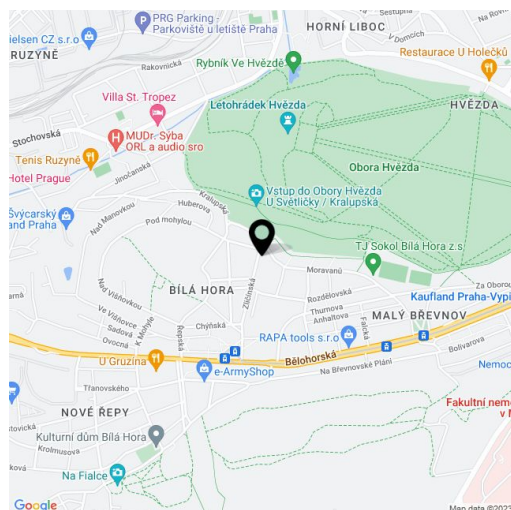
**Terraced family house with romantic garden, rooftop terrace and garage, situated in a quiet and attractive residential area of Břevnov, just steps from the Hvězda enclosure, Bílá hora hill, and a tram stop with direct connections to the Metro and the center.**

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 m<sup>2</sup>, basement 4 m<sup>2</sup>, built-up area 176 m<sup>2</sup>, garden 144 m<sup>2</sup>, plot 320 m<sup>2</sup>.

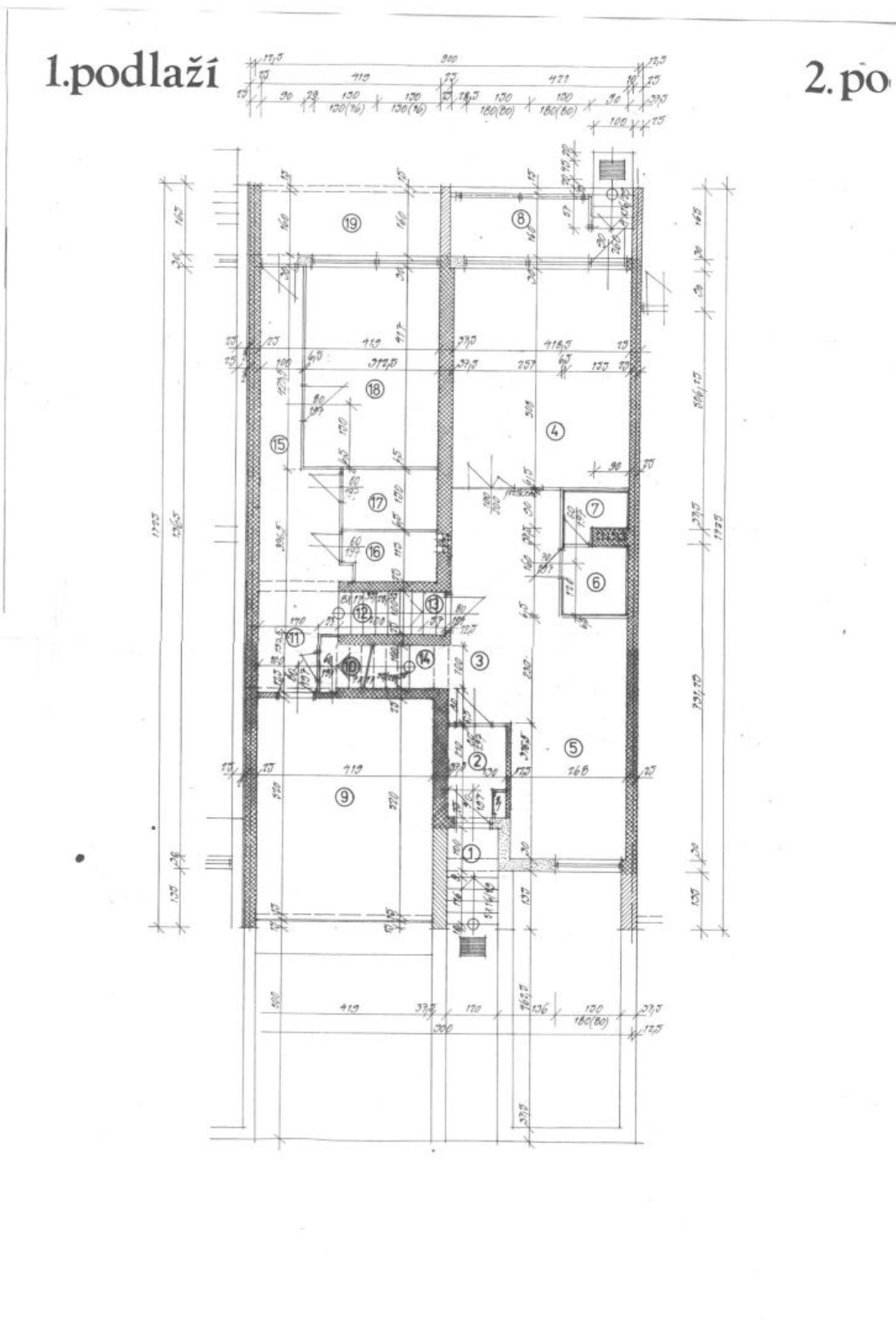




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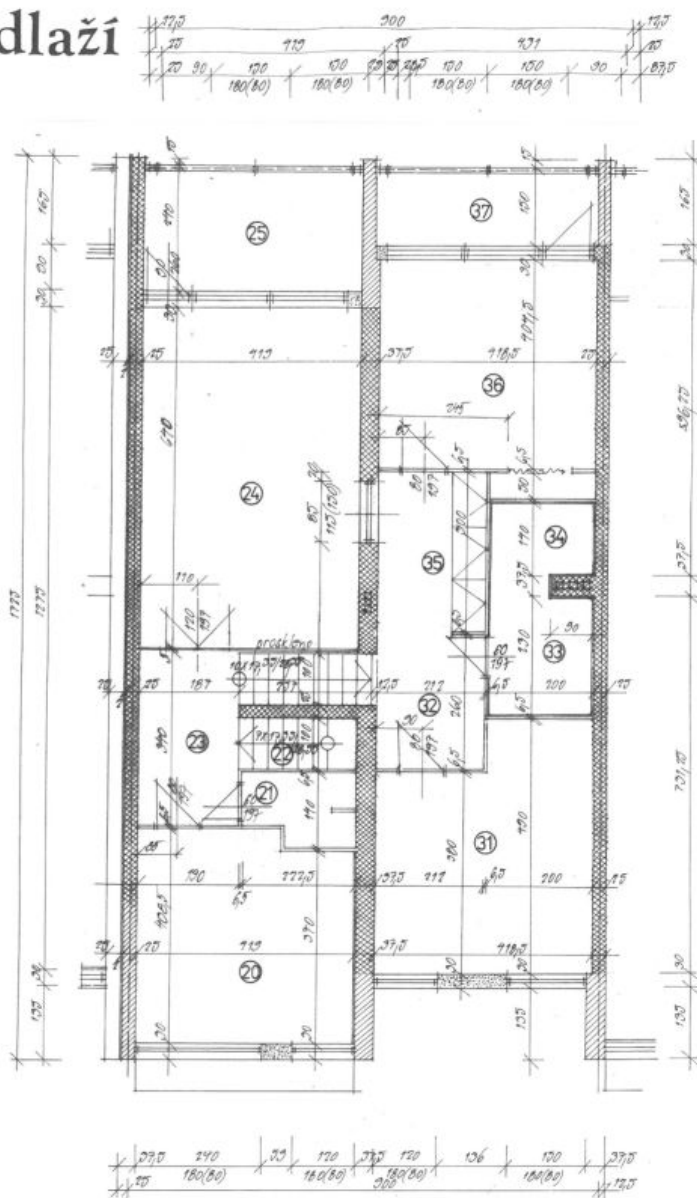


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## 2. podlaží





## House Four-bedroom (5+1)

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## TABULKA

Č	NÁZEV	M²	PODLAHA	OMÍTKA	OBKLAD
1	závěš.	1,2	dlážba ker.	břizolit	
2	závěš.	1,7	dlážba ker.	vápená štuk hlad	
3	hala	17,2	koberec	ditto	
4	kuchyl	21,2	dlážba ker.	ditto	bílín. obklad v=2m
5	jídelní kout	0,5	koberec	ditto	
6	komora	2,5	dlážba ker.	ditto	
7	wc	1,7	dlážba ker.	ditto	bílín. obklad v=2m
8	teraza	6,7	dlážba ter.	břizolit	
9	garáž	29,7	dlážba ter.	vápená štuk hlad	
10	sklad	3,3	dlážba ker.	ditto	
11	chodba	9,3	dlážba ker.	ditto	
12	schodiště	2,0	dřev obklad	ditto	
13	patr. podesta	4,6	dřev obklad	ditto	
14	patr. podesta	4,8	dřev obklad	ditto	
15	chodba	4,2	dlážba ker.	ditto	
16	kotelna	3,2	dlážba ker.	ditto	
17	sklad	4,2	dlážba ker.	ditto	
18	sušárna	13,1	dlážba ker.	ditto	
19	teraza	3,7	dlážba ter.	břizolit	
20	pokoř	16,8	koberec	vápená štuk hlad	
21	tercha	3,1	dlážba ker.	ditto.	bílín. obklad v=2m
22	schodiště	4,3	dřev obklad	ditto	
23	hala	6,7	koberec	ditto	
24	pokoř	24,3	dřev vlysy	ditto	
25	lodgie	10,1	dlážba ter.	břizolit	
31	pokoř	10,2	dřev vlysy	vápená štuk hlad	
32	chodba	5,8	dřev vlysy	ditto	
33	koupelna	4,6	dlážba ker.	ditto	bílín. obklad v=2m
34	wc	3,8	dlážba ker.	ditto	bílín. obklad v=2m
35	šatna	9,6	dřev vlysy	ditto	
36	pokoř	16,0	dřev vlysy	ditto	
37	lodgie	6,3	dlážba ter.	břizolit	