



## House Eight-bedroom (9+kk)

Sold

392 m<sup>2</sup>, Praha-západ, Rostoky





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Total area	392 m <sup>2</sup>
Plot	746 m <sup>2</sup>
Foot print	199 m <sup>2</sup>
Garden	547 m <sup>2</sup>
Floor area	372 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	D
Reference number	25686

**Multi-generation family house with a lovely garden and bright interior, located in the attractive residential area of Roztoky, only a few steps from the center of town and from a bus stop with a direct connection to Dejvice, Prague 6. Quiet residential location close to Roztocký Háj-Tiché údolí nature reserve, with good access to international schools and the Václav Havel Airport.**

The property consists of a **bigger renovated part** with six-bedroom layout and **smaller one-bedroom part in original condition**, both have separate entrances from the garden. The ground floor of the newer house comprises a living room with kitchen and dining area, a bedroom / study, bathroom with shower, separate toilet, laundry room, and a hallway. The first floor features 3 bedrooms (one with a private walk-in closet), a bathroom with a bathtub, a separate toilet, another walk-in closet, and a staircase. There is also a basement with a boiler room, a fitness room, and a bathroom with shower and plenty of space for a sauna.

The original house, which is suitable for renovation, offers a living room, kitchen, bathroom with bathtub, hallway, and an open attic bedroom.

The newly built house features **wooden parquet floors, large-format tiles**, wooden windows, fully equipped modern kitchen, gas boiler.

Roztoky offers good civic amenities including nurseries, schools, restaurants, cafes, supermarket, hospital, pharmacy, playgrounds, and a large sports ground. **15 minutes by bus to the Dejvická metro station** and complete services in Prague 6.

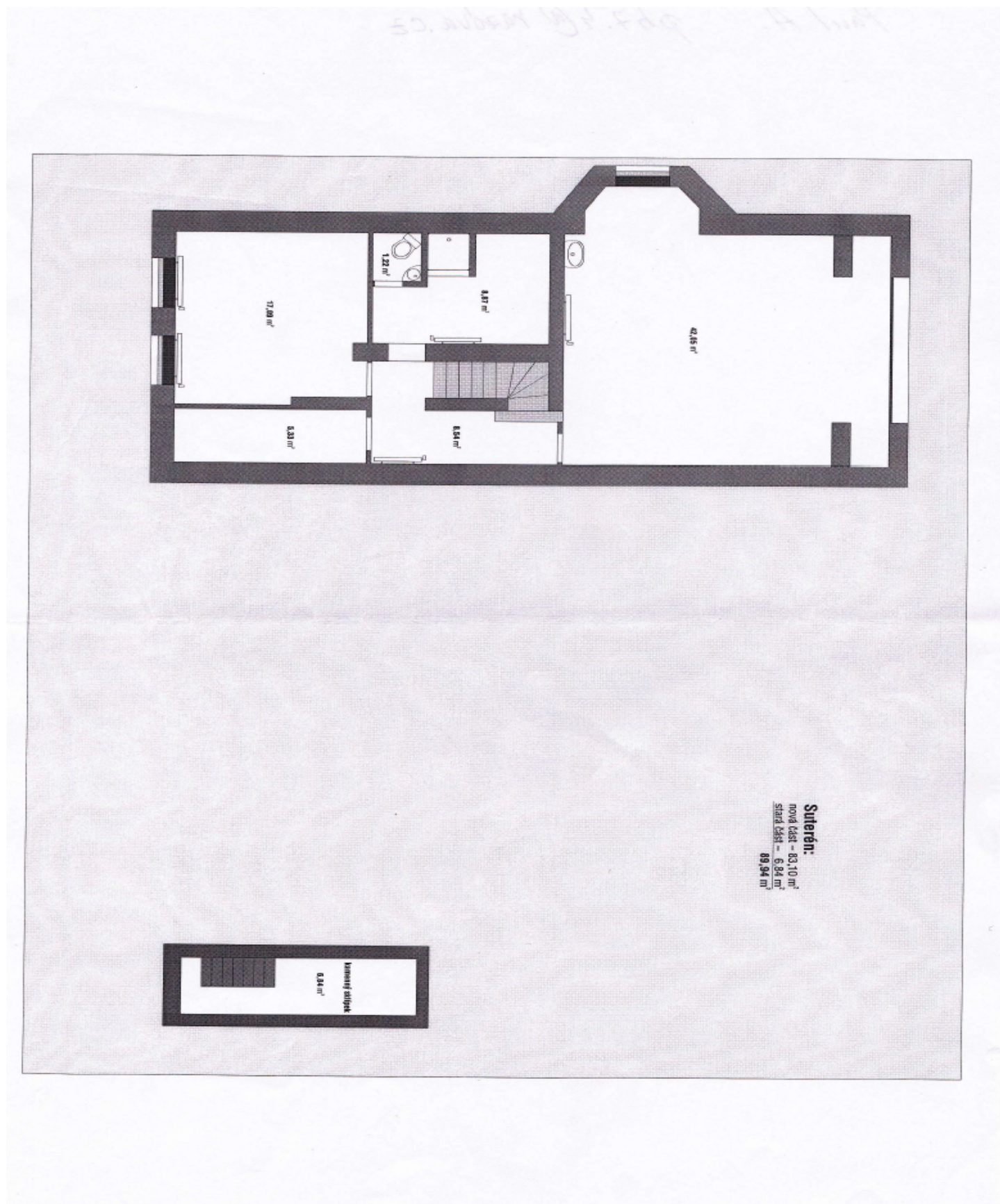
Total usable area 371.97 m<sup>2</sup> - newly built house 271.96 m<sup>2</sup>, original house 100.01 m<sup>2</sup>. Built-up area 199 m<sup>2</sup>, garden 547 m<sup>2</sup>, plot 746 m<sup>2</sup>.



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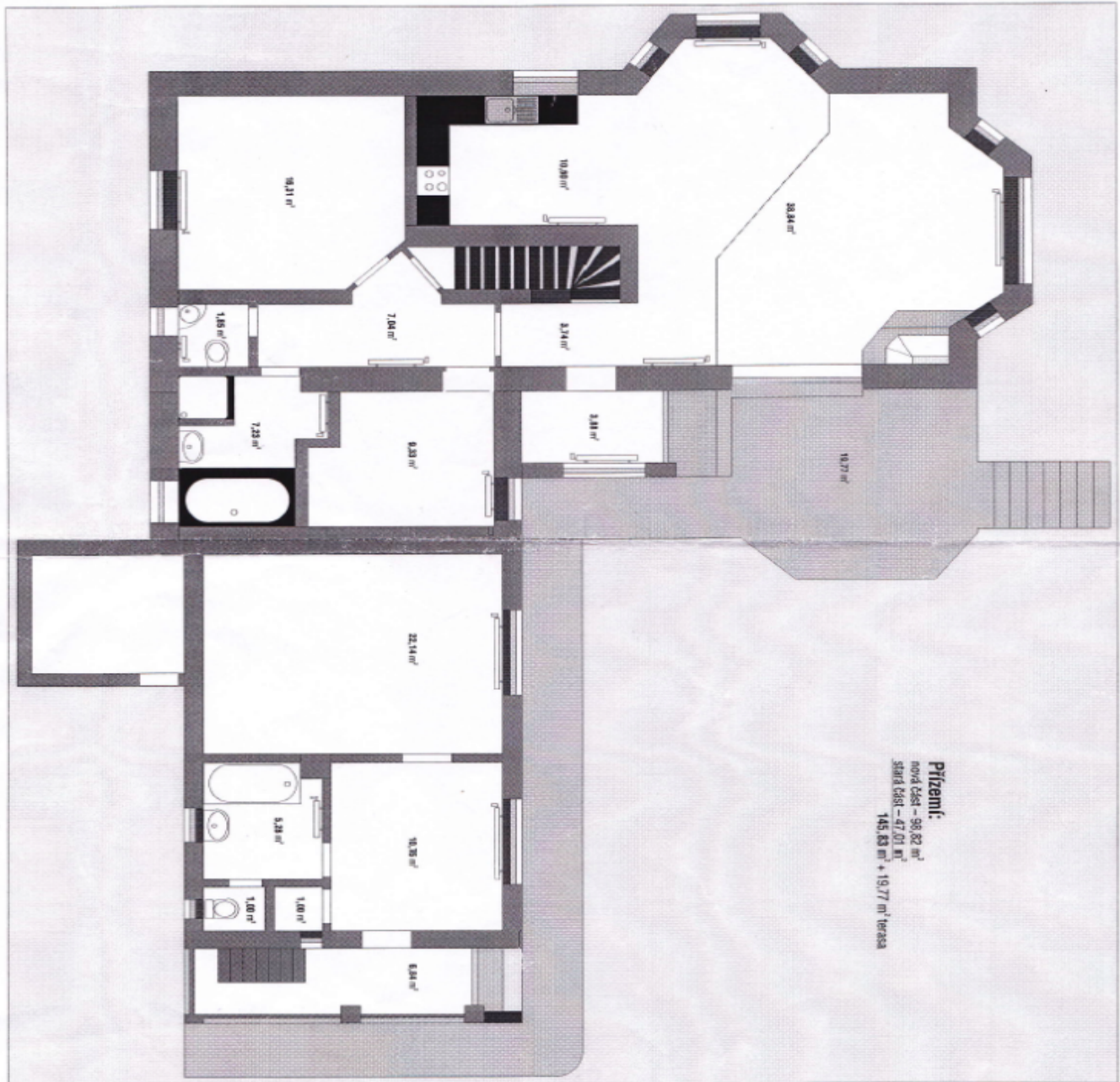
**Suterén:**  
nová káď - 83,10 m<sup>2</sup>  
stara káď - 6,94 m<sup>2</sup>  
89,94 m<sup>2</sup>



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