



## House Four-bedroom (5+1)

Ask for price

476 m<sup>2</sup>, Praha 4, Podolí, Vápencová





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Total area	476 m <sup>2</sup>
Plot	954 m <sup>2</sup>
Foot print	298 m <sup>2</sup>
Garden	656 m <sup>2</sup>
Floor area	345 m <sup>2</sup>
Terrace	131 m <sup>2</sup>
Parking	Parking for up to 2 cars under the covered shelter
Cellar	Yes
PENB	G
Reference number	29052

This Functionalist villa from 1937, boasting an indoor swimming pool with a jacuzzi and a pleasant green garden, is located in a quiet residential area in the popular area of Podolí.

The ground floor consists of a living room with a hidden storage area, a **winter garden** and access to an **almost-hundred-meter terrace**, a sunny kitchen with a pantry, a separate toilet, a vestibule and a staircase. The floor consists of a **master bedroom with a walk-in wardrobe and a balcony**, another 2 bedrooms with balconies, a study with a French window to the east, corridors and bright bathrooms with a toilet. In the basement, there is the swimming pool from 1998 with direct garden access, a pantry, storage, laundry room, drying room, utility room and workshop accessible from the garden.

Features include **original parquet floors, wooden staircase**, original wood windows (facing the garden), **Functionalist railings, etc.** The new windows facing the street are plastic and have interior blinds. The house has security equipment, **underfloor heating**, auxiliary radiators, Vaillant gas boiler. There is parking for up to 2 cars under a covered shelter, while there is a gate at the end of the driveway with automatic opening. The grassy garden is decorated with **roses, azaleas, more than 20 rhododendrons** and grown fruit and evergreen trees.

An excellent location with minimal traffic providing plenty of greenery. Within easy reach of public transport: The **C Pražského povstání** is a 4-minute bus ride, Kublov tram stop with direct and fast connections to the city center is just a few minutes away on foot. Nearby is a kindergarten and elementary school, several sports fields, a swimming pool, a park and a popular cycle / inline trail along the Vltava River.

Usable area 345 m<sup>2</sup>, terraces 131 m<sup>2</sup>, built-up area 298 m<sup>2</sup>, garden 656 m<sup>2</sup>, plot 954 m<sup>2</sup>.

