



House Four-bedroom (5+kk)

Sold

207 m², Praha 10, Strašnice





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Plot	439 m ²
Foot print	95 m ²
Garden	344 m ²
Parking	-
Cellar	-
PENB	G
Reference number	29511

The villa from the 1930s with a sunny southern garden stands in one of the most attractive places in Strašnice, in a location with lots of greenery, complete civic amenities and fast connection to the centre.

The layout currently consists of **2 residential floors of about 110 m², attic, cellar and workshop**. The building offers the possibility of reconstruction, extension or demolition. The local plan permits up to 30% of the built-up area, i.e. an option of ground plan 132 m², realisation up to 3 floors and an increase of living space up to 300 m².

Those who decide to rebuild the villa will be pleased to retain the **original features**, such as casement windows, stone stairs or doors, including door handles. There are a gas heating and parking in the garage.

The villa district with minimal transport provides a quiet atmosphere. Directly across the house, there is a kindergarten and 100 meters away there is an elementary school. Furthermore, a bus and tram stop within walking distance. The **Strašnická metro station (line A)** is 15 minutes walk or 2 tram stops. There are several children's playgrounds, a health centre, supermarkets, a restaurant and a beautifully landscaped **Malešický park** with water features.

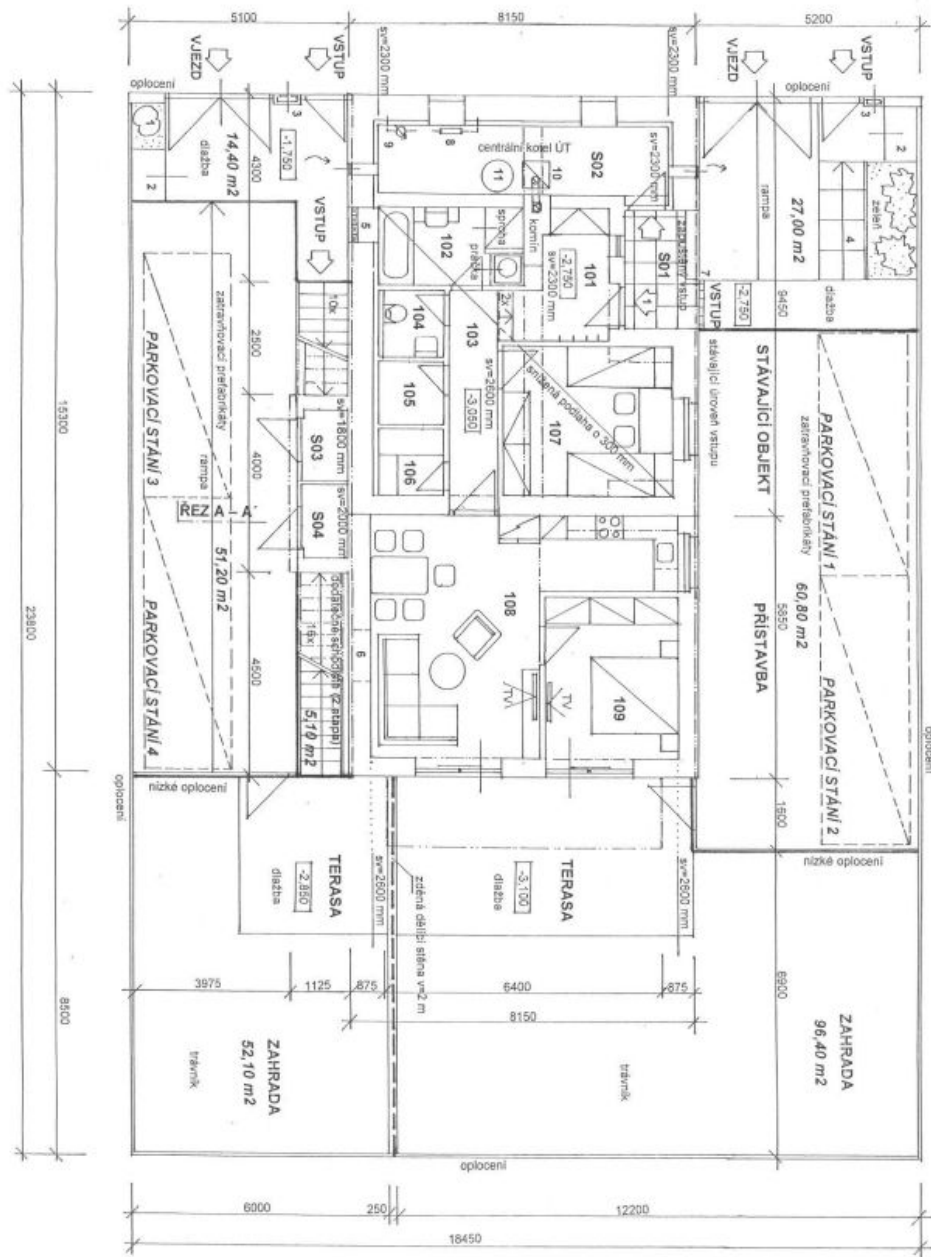
Usable area 207 m², built-up area 95 m², garden 344 m², plot 439 m².



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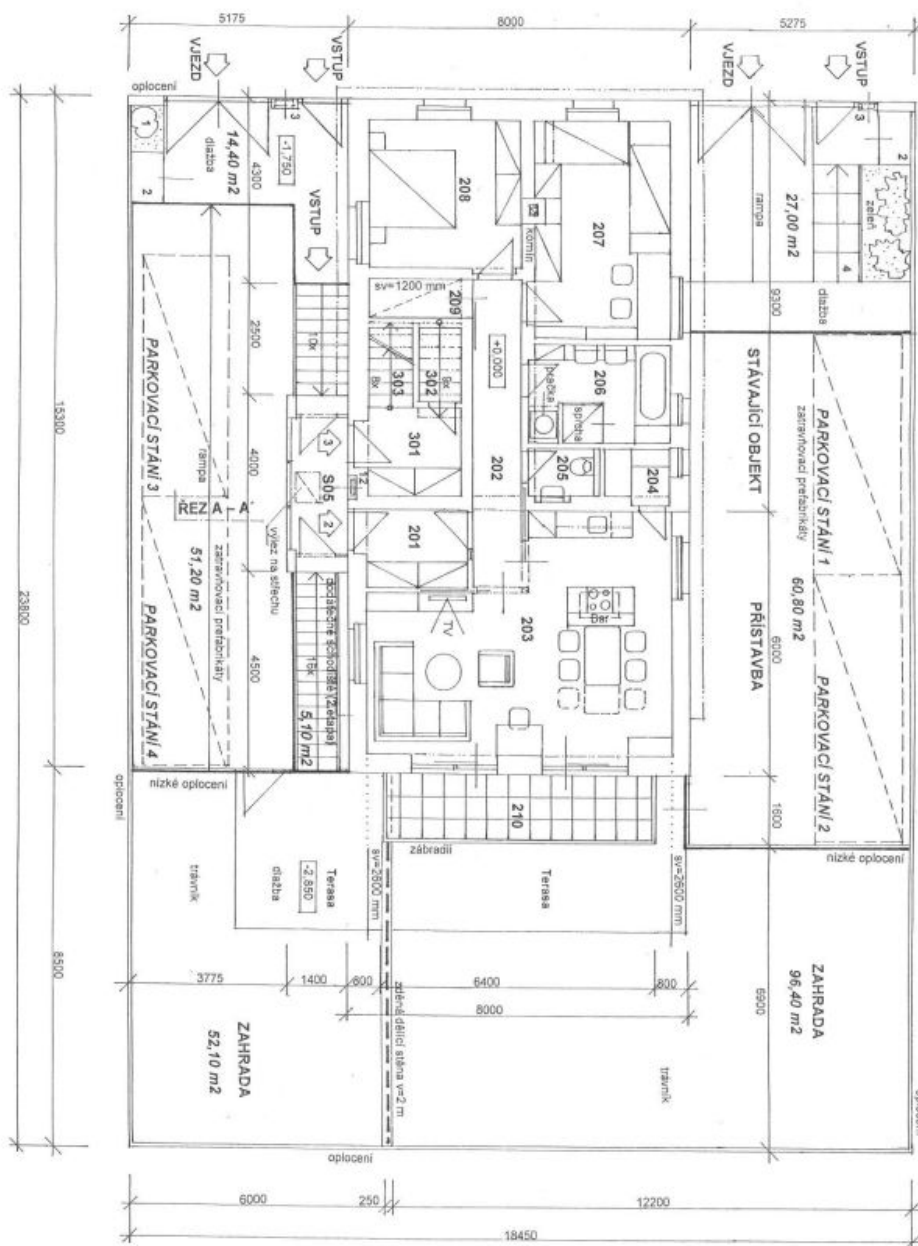
PŮDORYS 1.PP – SUTERÉN
návrh – M 1 : 100



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PŮDORYS 1.NP – PŘÍZEMÍ

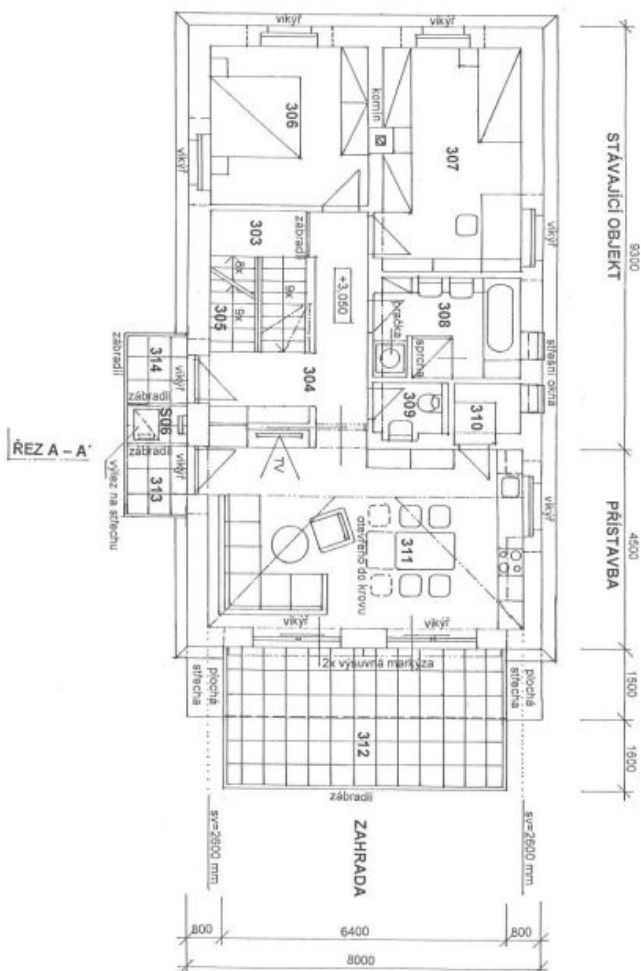




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PŮDORYS 2.NP – 1. PODKROVÍ