



House Six-bedroom (7+1)

500 m², Praha 4, Hodkovičky, Nad Údolím

€ 1 302 546 | CZK 33 000 000





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Plot	627 m ²
Foot print	230 m ²
Garden	397 m ²
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29614

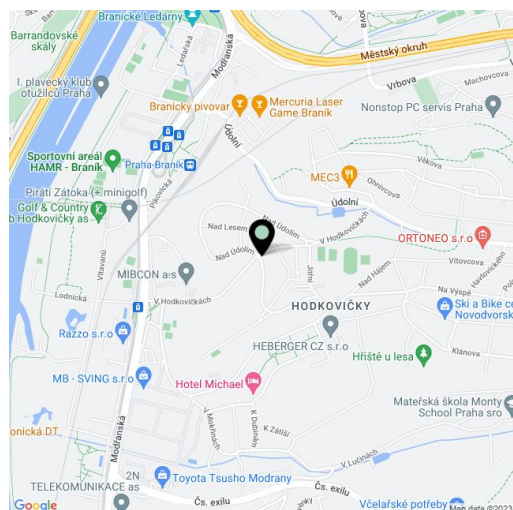
This spacious villa from the 1930s with an indoor pool and a double garage, set in a picturesque garden, is in a quiet location with traditional residential buildings and minimal further development.

The house consists of a basement, 2 above-ground floors, an attic floor, and a **wooden glass-walled tower**. On the ground floor, there is a living area with a kitchen, a hall, a bathroom, a guest toilet, and an entrance hall. The 1st floor consists of a rest zone with 3 bedrooms, a hall, 2 bathrooms, a separate toilet, a **dressing room, and a loggia**. On the 2nd floor, there is a studio, a **terrace**, a room, a bathroom, and a **staircase leading to a study in the tower**. In the basement, there is a separate apartment unit, a gym, a cellar, and a utility room.

The house is **in a state requiring complete reconstruction**. It features plastic insulated double-glazed windows; heating by a Vaillant gas boiler. **Parking is available in a double garage** with direct access from the street.

The street sees almost no traffic and there are family homes with gardens on one side and generous greenery on the other. Transport connection is provided by buses, which go to **the KačeroV metro station (line C)** or to the Nádraží Braník tram stop. There is also a train with a direct connection to the Main Railway Station (17-minute ride). A kindergarten and an elementary school are within walking distance. A shopping center, several restaurants, banks, a health center, and a hospital are a short drive away. There is also a popular bike and inline trail along the Vltava River and a **golf club**.

Floor area 500 m², built-up area 230 m², garden 397 m², land 627 m².

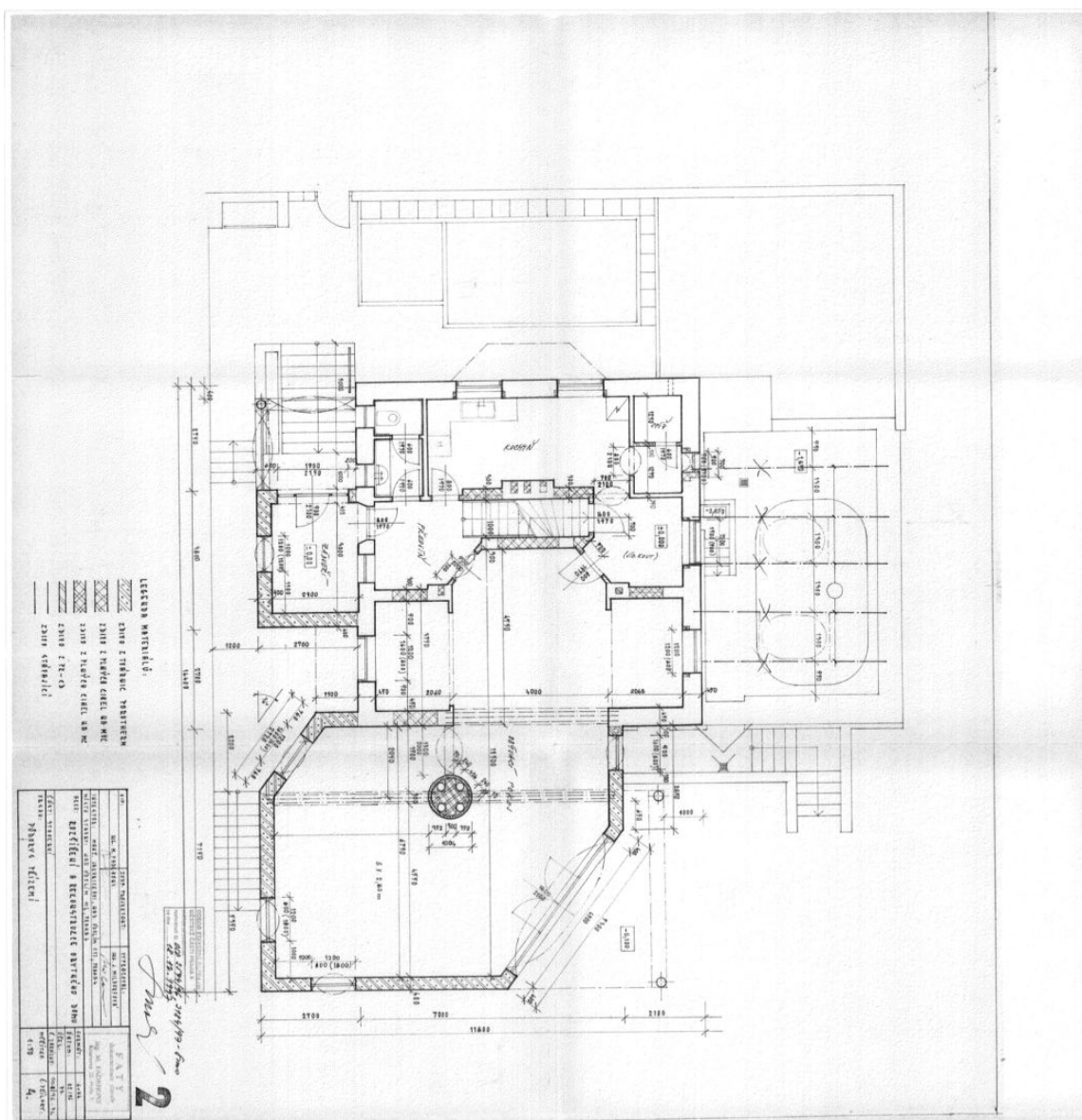




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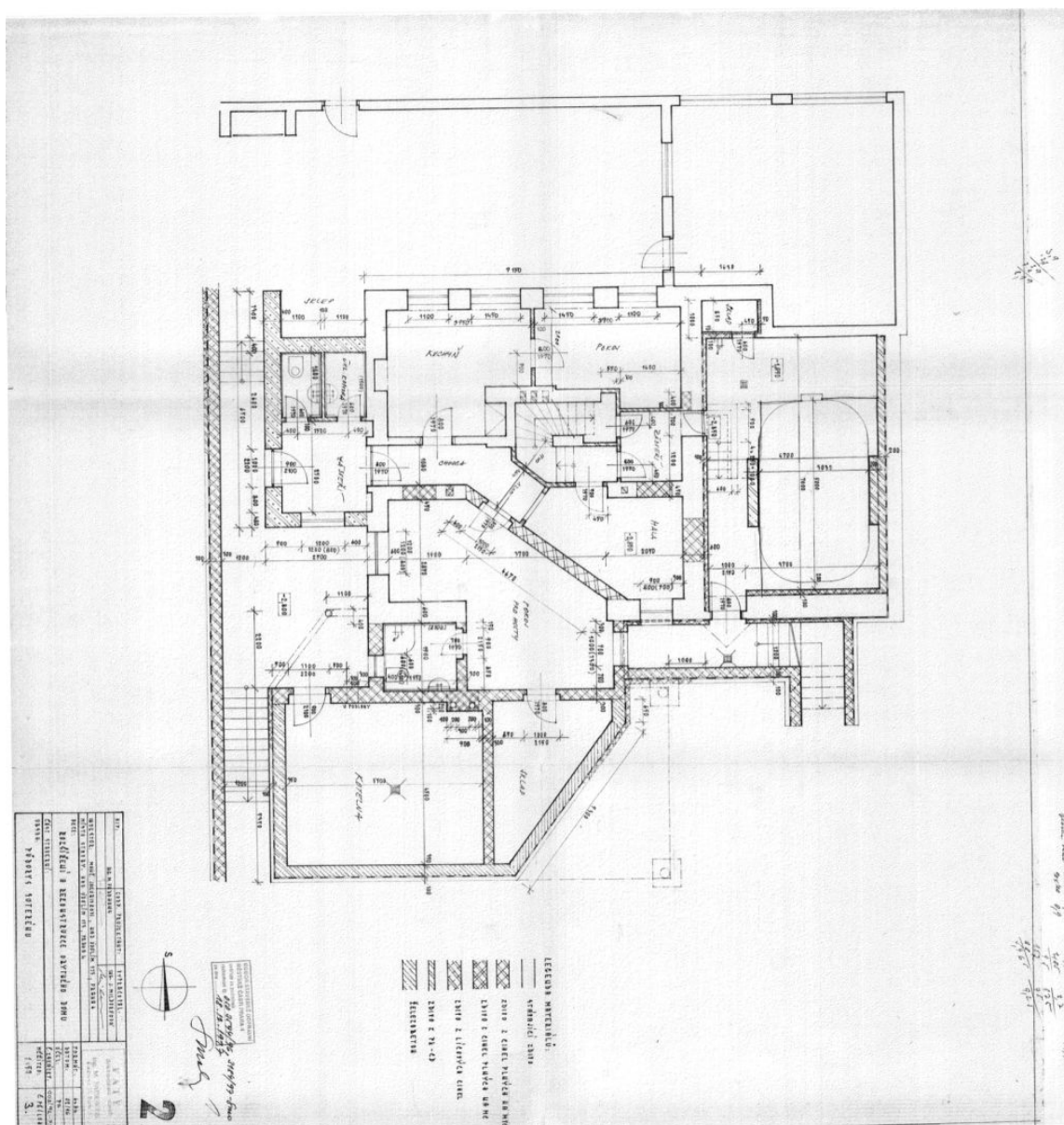




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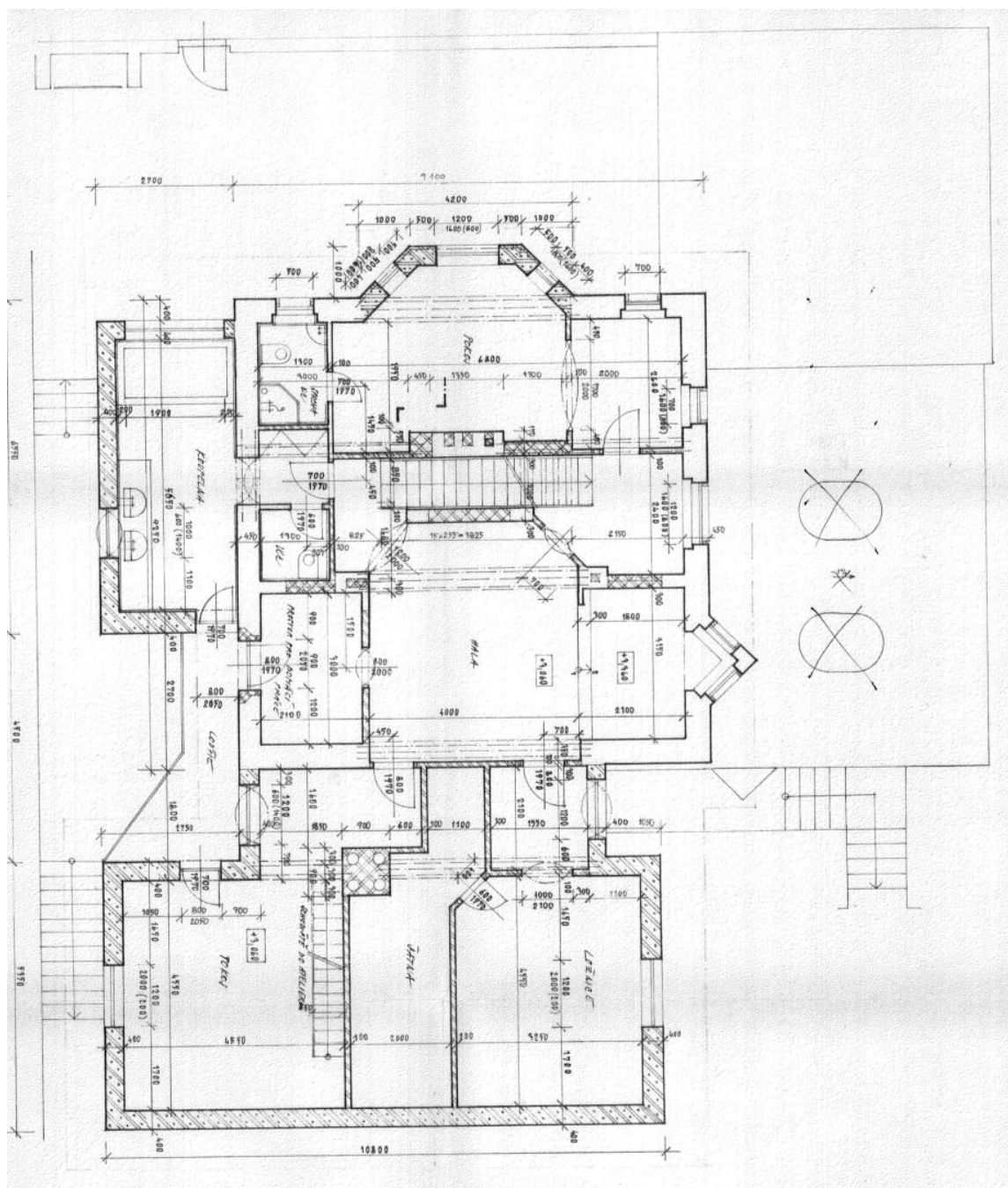




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