



## House Five-bedroom (6+kk)

Sold

270 m<sup>2</sup>, Praha 5, Smíchov, Pod Závěrkou





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Plot	400 m <sup>2</sup>
Foot print	255 m <sup>2</sup>
Garden	145 m <sup>2</sup>
Parking	Garage for two cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29976

This 4-story family house from the year 1936 with 2 large terraces, stunning views, and a low-maintenance garden is set almost at the end of a blind alley with minimal traffic. Located in a quiet green area just a short walk from Anděl in Smíchov.

The interior offers the possibility of creating up to 4 separate apartment units. On the ground floor there are 2 rooms connected by sliding doors, a hall, a closet, a bathroom (washbasin, corner bath, shower), separate toilet, and staircase. The 1st floor consists of a living room with a kitchen, a toilet (with a connection for a washing machine), and a corridor with access to the terrace. On the 2nd floor, there are 2 rooms (1 passage), a hall, and a bathroom with a balcony (corner bath, bidet, washbasin, partly separate toilet). The 3rd floor consists of an attic studio with a kitchen and bathroom (shower, sink, toilet), this space can be further enhanced. There is a boiler room in the basement, which can also be used as a laundry room or cellar.

The house has been continuously reconstructed, but it needs to be modernized to meet current housing requirements. It has **wooden floors** and **original casement windows**. Facilities include an **awning over the top terrace** or a **pergola with a jacuzzi**. Heating and hot water is provided by a gas boiler. There is a **double garage** with direct access from the street, and it is also possible to park on the street in front of the house. The lower terrace is located above the garage.

The **Divčí Hradý traditional residential quarter** is a 10-minute bus ride from the Anděl metro station and the Na Knížecí tram stops, with easy access to the city's ring road. Near the house there is a kindergarten, other urban amenities are within short driving distance. The **Prokopské and Dalejské údolí natural park** is a short walk away.

Interior 270 m<sup>2</sup>, built-up area 255 m<sup>2</sup>, garden 145 m<sup>2</sup>, land 400 m<sup>2</sup>.

