



## House Five-bedroom (6+kk)

Sold

300 m<sup>2</sup>, Praha 4, Kunratice, K Libuši





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Plot	1 302 m <sup>2</sup>
Foot print	615 m <sup>2</sup>
Garden	687 m <sup>2</sup>
Parking	2 garages + outdoor space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	34096

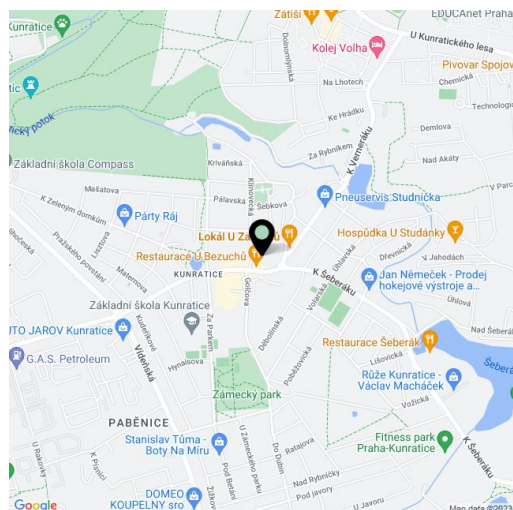
This multi-generational family house from the 1940s stands surrounded by a large garden on a street full of greenery in a traditional residential area in Prague 4 - Kunratice, very close to the Kunratice Forest and the castle park. The internal arrangement permits it to be used as one large unit, two separate units, or a combination of residential and office space.

The building offers 2 residential floors and a basement with windows, a garage, utility facilities, and empty rooms. The existing area can be **further expanded with an attic**. The ground floor and first floor consist of 1 apartment with a living room with a kitchen (on the first floor a preparation for a kitchen), 2 bedrooms, a bathroom, 2 toilets, and an entrance hall with a staircase. There is also a **terrace** upstairs. Both floors are connected by a bright staircase with separate entrances on each floor; the entrance to the basement is from the outside.

The house was completely reconstructed in 2018. Facilities include a new kitchen on the ground floor, plastic windows with interior blinds, laminate flooring, an **alarm**, and a preparation for a camera system. Heating is provided by an energy-optimized gas boiler. Parking is available in **two garages** and on a paved outside area. There is also a **garden house**, a **greenhouse**, and a well on the plot. The garden with mature trees is well maintained.

The nice residential area near an **old fortress** is easily accessible—the nearby bus stop offers connections to the Budějovická or Opatov metro stations. In the immediate vicinity, there is a kindergarten and elementary school, a famous **farm shop**, a pharmacy, a post office, a restaurant, or a patisserie. A few steps lead to a **castle park**, and the **Kunratice Forest**, one of the largest green areas in Prague, is few minutes' walk away. Fast access to the D1 highway makes traveling by car quick and easy.

Interior approx. 300 m<sup>2</sup>, built-up area and courtyard 615 m<sup>2</sup>, garden 687 m<sup>2</sup>, land 1,302 m<sup>2</sup>.



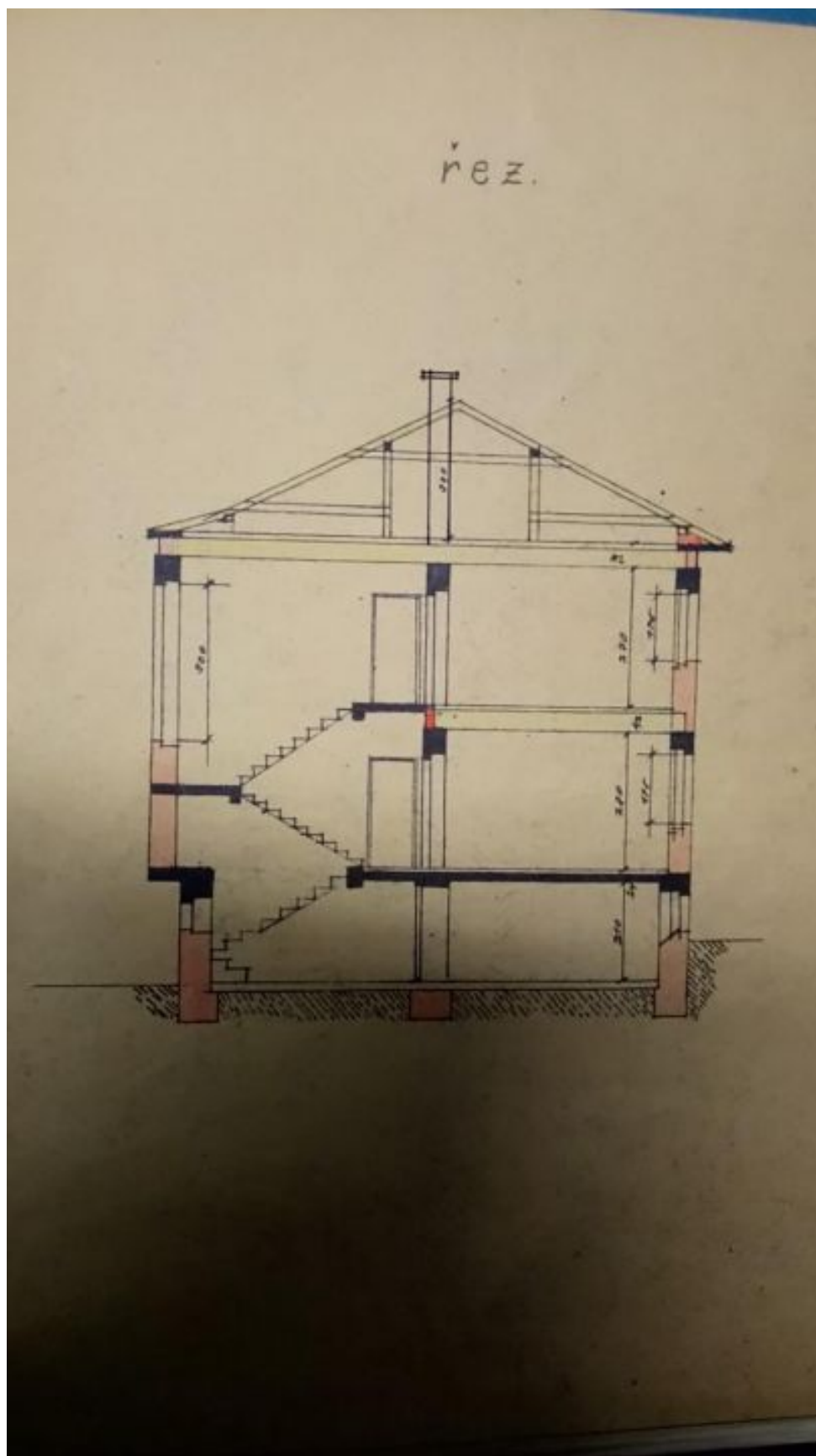




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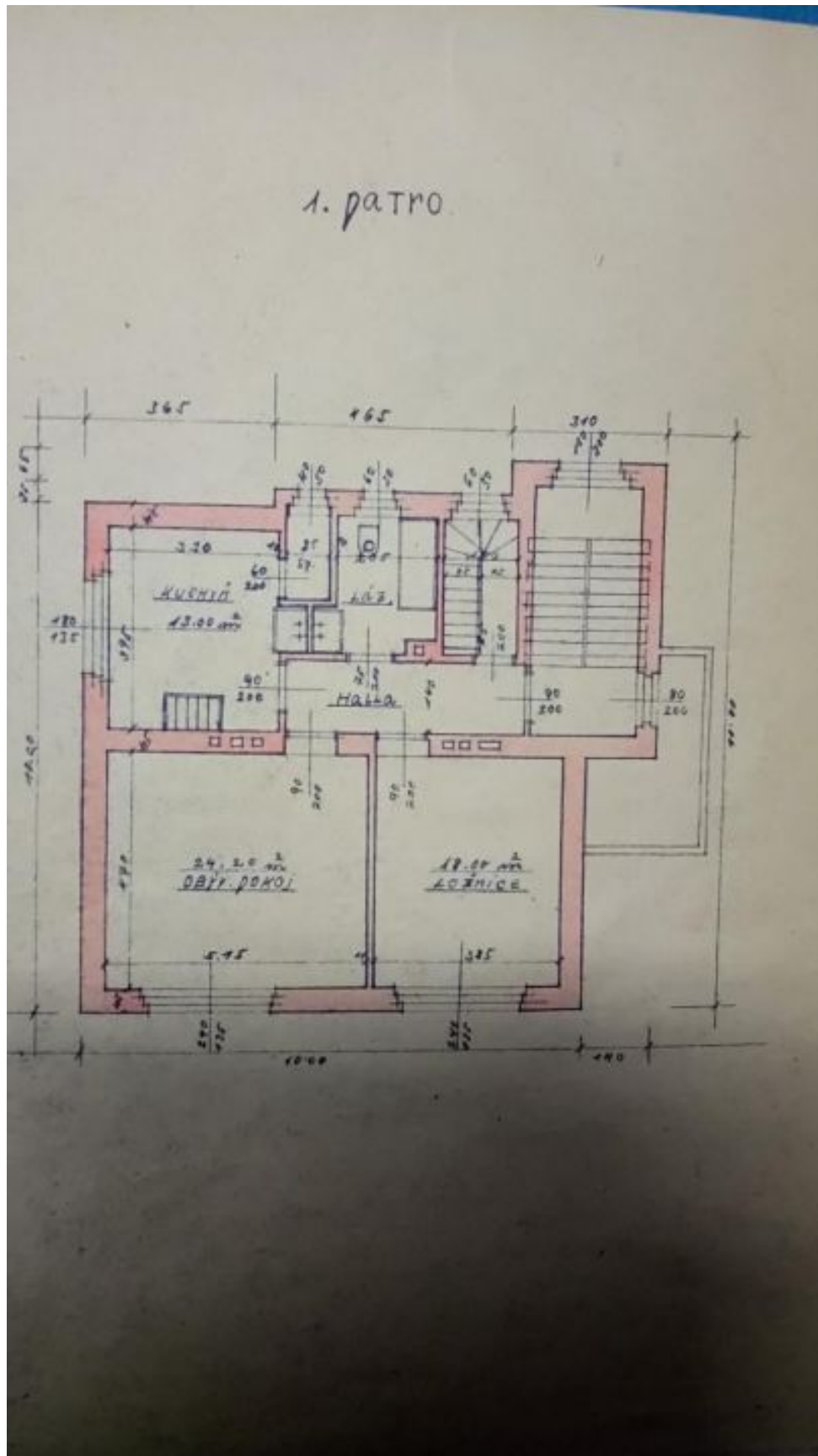




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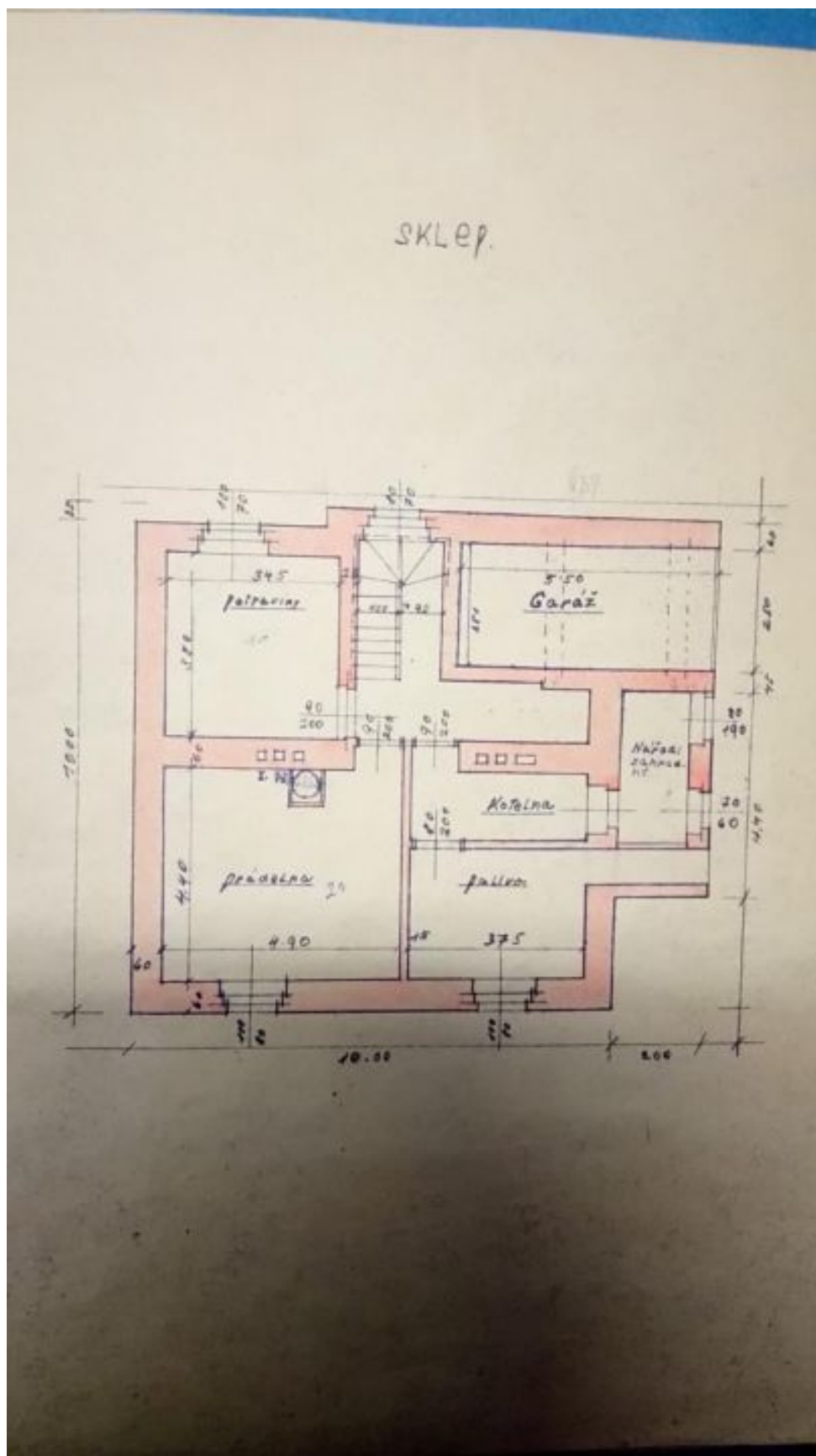




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