



Land

1 050 m<sup>2</sup>, Praha 9, Horní Počernice, Dobrošovská

Sold





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Price per sq. m.	9 667 CZK
Total area	1 050 m <sup>2</sup>
Land type	Housing
Reference number	35999

This corner 1,050 sq. m. plot with a villa from the 1930s suitable for reconstruction and a sunny garden with fruit trees is set in a traditional residential area in Horní Počernice near the Xaverovský Grove.

The plot is connected to the sewerage system and municipal water supply. The large garden provides space for fruit trees, ornamental shrubs, flower beds, and open grassy areas for children to play in or relaxation. There is a **water well** on the plot.

The house from 1932 has a new roof made of concrete tiles; otherwise, it is suitable for reconstruction. Facilities include plastic and casement wooden windows and original cassette interior doors with brass handles. Gas heating.

The plot of land is located near the **Xaverovský Pond**, where the **Klánovice-Čihadla Nature Park** begins, accessible via a **bike trail**. There are grocery stores nearby as well as a private kindergarten, and other civic amenities, such as a supermarket, pharmacy, elementary school, art school, and high school are a 4-minute bus ride away. Travelling by car is made easy thanks to the nearby access to the Prague Ring Road or the D11 highway. The shopping and entertainment zone in Černý Most is a short drive away.

Land 1,050 m<sup>2</sup>, garden 810 m<sup>2</sup>, useable area of the house 115 m<sup>2</sup>, built-up area 240 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

