



House Six-bedroom (7+1)

Sold

210 m², Praha 5, Smíchov, Podbělohorská





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Total area	210 m ²
Plot	534 m ²
Foot print	78 m ²
Garden	369 m ²
Floor area	200 m ²
Loggia	10 m ²
Parking	Garage for one vehicle
Garage	Yes
Cellar	-
PENB	G
Reference number	39023

This four-story corner terraced house requiring reconstruction is set on a sunny south-facing slope on the border of Smíchov and Břevnov. With beautiful views, a mature garden, and a garage, it's next to the Hřebenky traditional residential area and the modern development in Cisařka, close to many sports fields and parks.

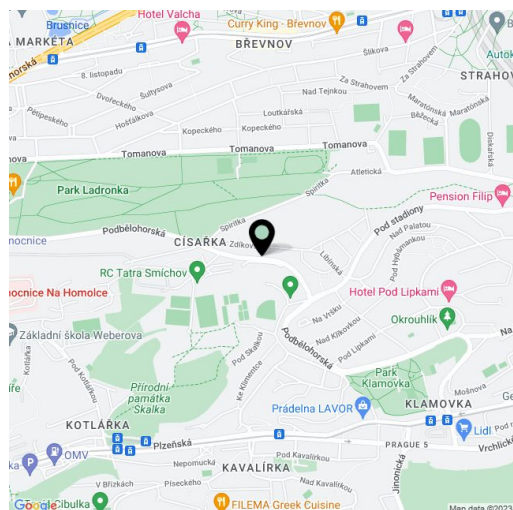
On the ground floor (street level), there is currently a kitchen with a loggia, a living room, a toilet, a hallway, and a **garage**. On the 1st floor, there is a living room with a glazed loggia, a kitchen, and a study, and on the top level, there are three rooms (1 with a loggia), a bathroom, and a separate toilet. The basement is now reserved for utility facilities (workshop, boiler room, and bathroom), however, since it can be entered from the **garden**, it's suitable for housing purposes. The sunny loggias on the upper floors provide **very nice views** of the garden and the surrounding area.

The house was built in 1982, a new roof was installed in 2005. Ceilings and the flat roof are made of reinforced concrete panels, walls are brick. The layout of the individual floors can be adapted according to the new owner's wishes when it's reconstructed; the zoning plan also allows for an **additional extension**. Central gas boiler heating, hot water by instantaneous heaters. You can park in the garage or on the street. Adjacent to the house is a slightly sloping, **south-facing garden** bordered by mature trees and shrubs.

The house is located in a popular residential area about 10 minutes by bus from the center of Smíchov **Anděl**. Within walking distance are complete civic amenities, including a kindergarten, elementary school, or post office, tennis courts, and a football and rugby pitch. Other sports grounds (swimming pool, beach volleyball courts, etc.) can be found in nearby **Strahov**. **Ladronka Park** with an inline track is easily accessible or in the opposite direction you can reach the **Skalka natural monument**. **Klamovka Garden** is a short walk away.

Usable area approx. 210 m² (of which 9,9 m² are loggias), built-up area 78 m², balconies 9.9 m² (3 × 3.3 m²), garden 369 m², land 534 m².

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

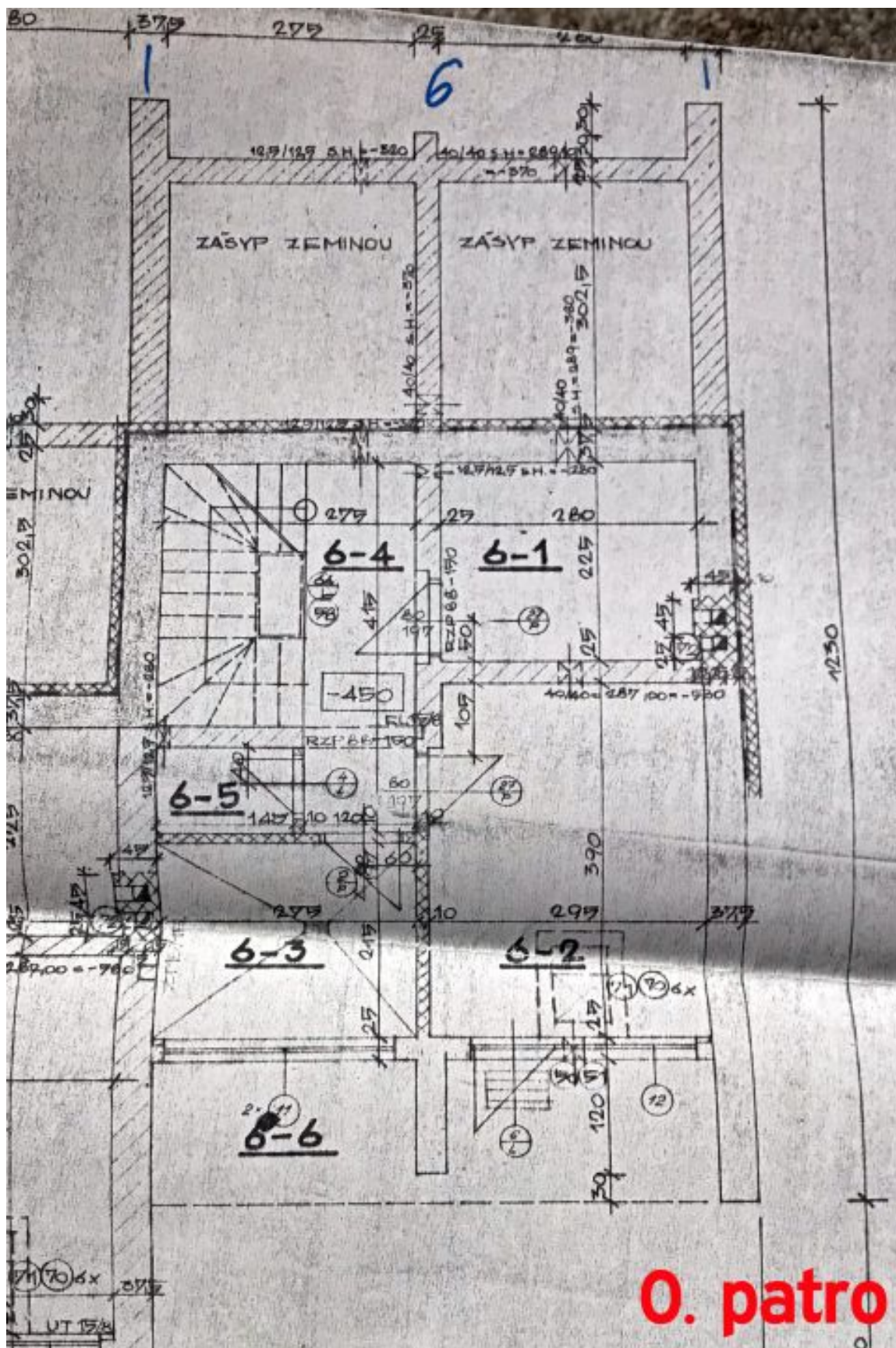




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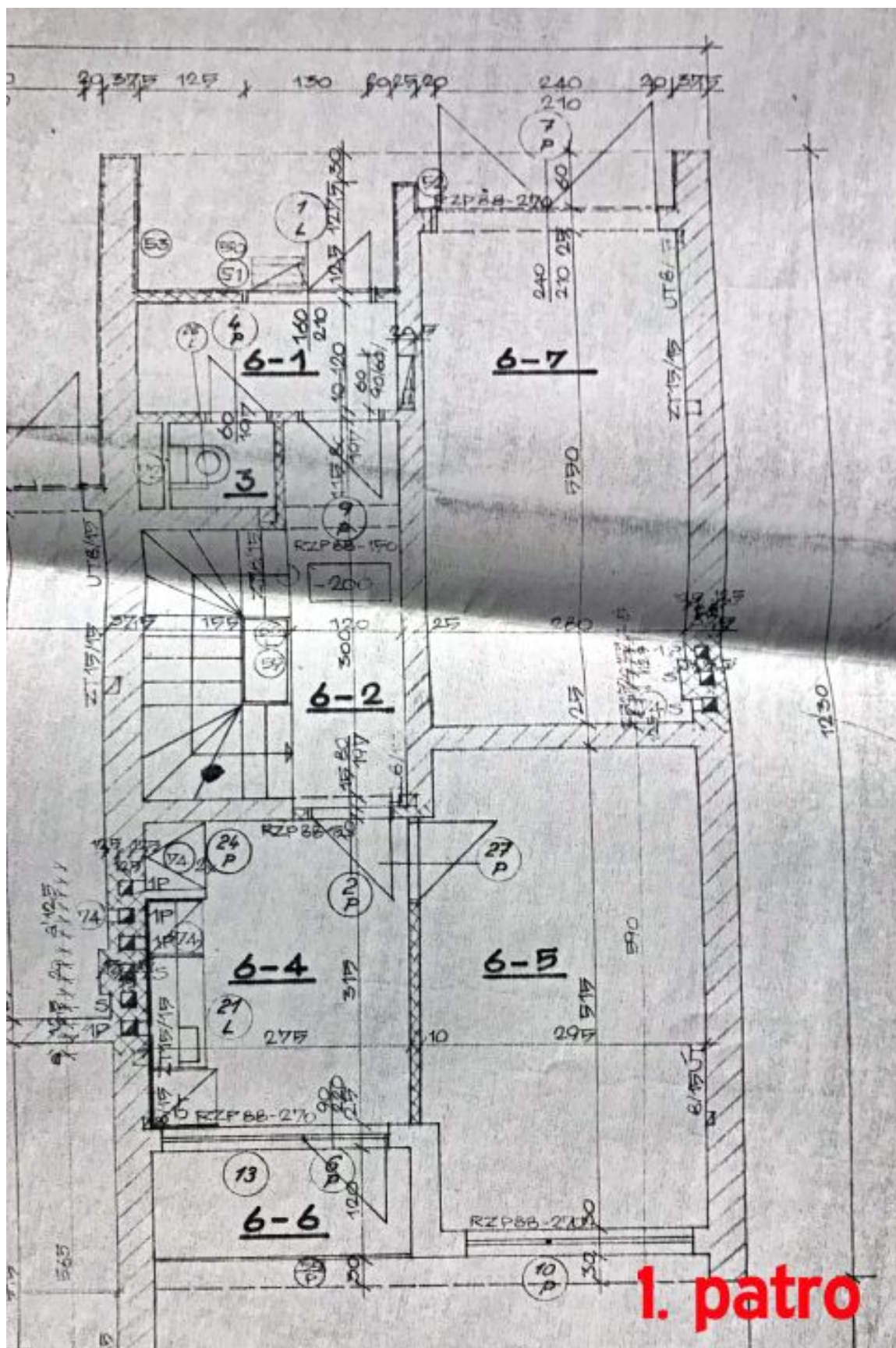




House Six-bedroom (7+1)

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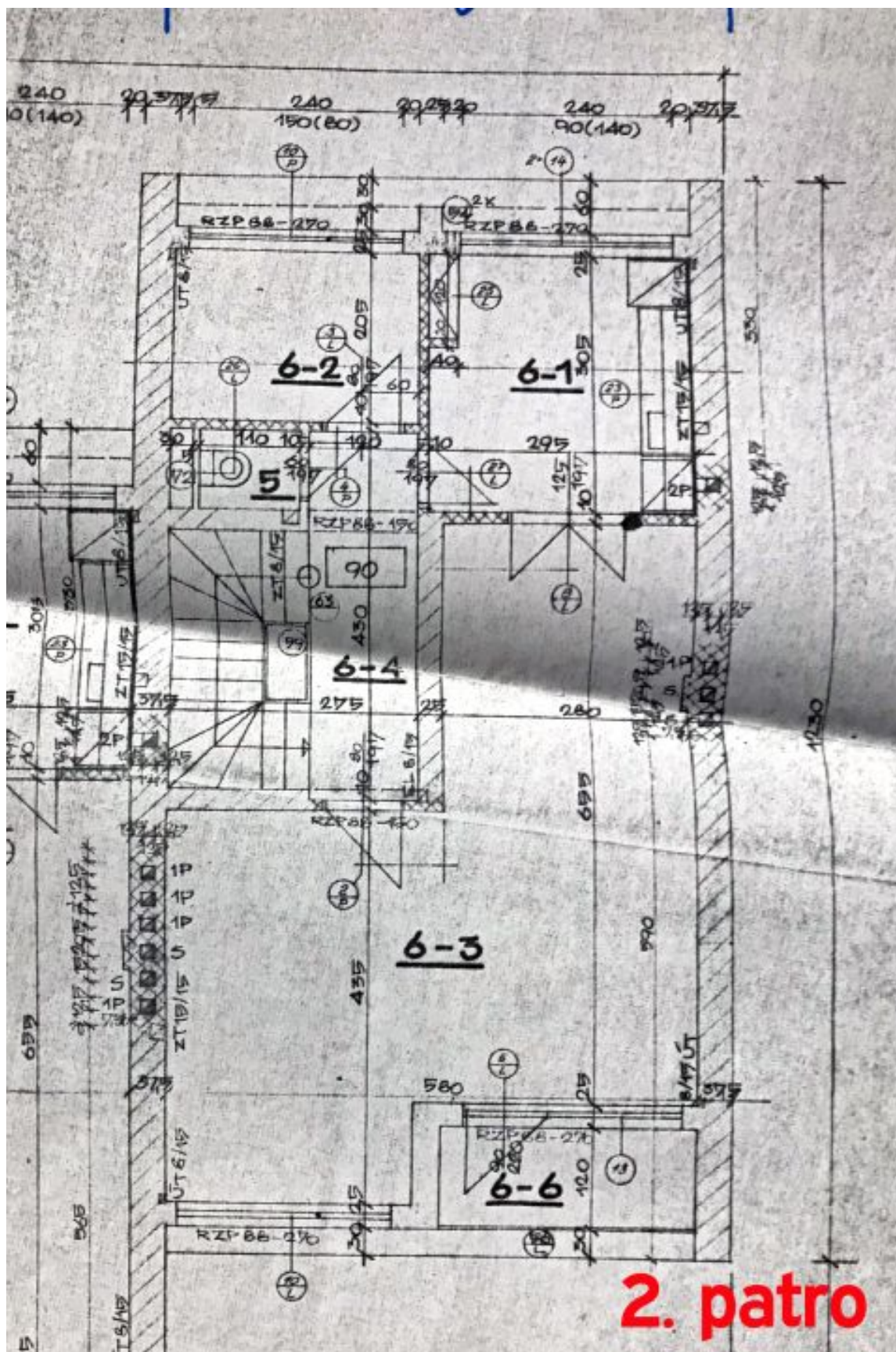




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