



House Two-bedroom (3+1)

Sold

83 m², Praha 5, Smíchov, Pravoúhlá





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Total area	83 m ²
Plot	41 m ²
Foot print	41 m ²
Floor area	77 m ²
Terrace	6 m ²
Parking	Garage for 1 car
Cellar	-
PENB	G
Reference number	40085

This terraced house from the 1930s with an English-style garage is situated in the prestigious Malvazinky district, a green part of Smíchov. It offers living in a quiet neighborhood and at the same time just a short walk from the Anděl area with its big city energy.

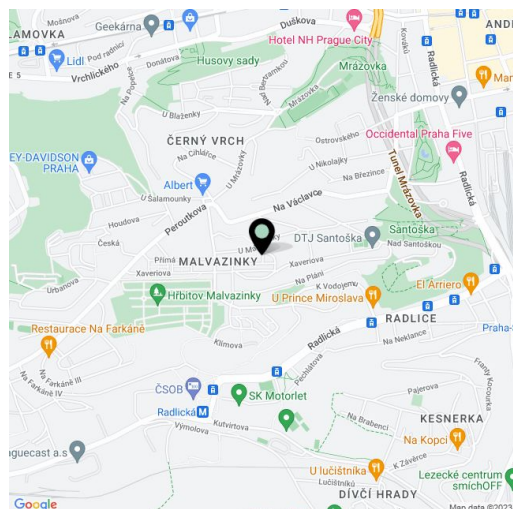
The layout of the house consists of a lower ground floor (22 sq. m.) with a kitchen with an English courtyard (5.6 sq. m.), a bathroom, and a utility room. On the ground floor (22 sq. m.) is a living room with direct access to the terrace and garden and a separate toilet. In the attic, there are two bedrooms (20 sq. m. in total) and an attic storage space (13 sq. m.). Next to the house is a garage (12 sq. m.).

The end terraced house dates from 1927 and has retained its original appearance, as have the houses on the street. Over the past 8 years, it has been gradually reconstructed. Facilities include new floating floors, wooden interior doors, French windows in the kitchen and living room, wooden triple-glazed windows, heating, and lighting. The bathroom has a bathtub. From the attic is a nice view of Prague. Heating is provided by an electric boiler. The garden (158 sq. m.) adjacent to the house can be purchased or rented. The garden is currently in use and has enough greenery to ensure plenty of privacy. Facilities can be acquired upon agreement. In addition to the garage, you can park in the blue zone in front of the house.

The picturesque houses of the Malvazinky colony were built in the English style. They are surrounded by many parks and gardens, such as Paví Hill, the Malvazinky Cemetery, or the Santoška and Nikolajka parks. This residential area includes, for example, the Art Nouveau Helenka Villa or Winternitz's Villa. The neighborhood is full of civic amenities, including an elementary school and kindergarten, a bakery, and shops. Lively Anděl with its shopping center and many restaurants and other entertainment and sports opportunities is a 6-minute drive away.

Interior 77 m², terrace 5.6 m², garage 13 m², built-up area 41 m².

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

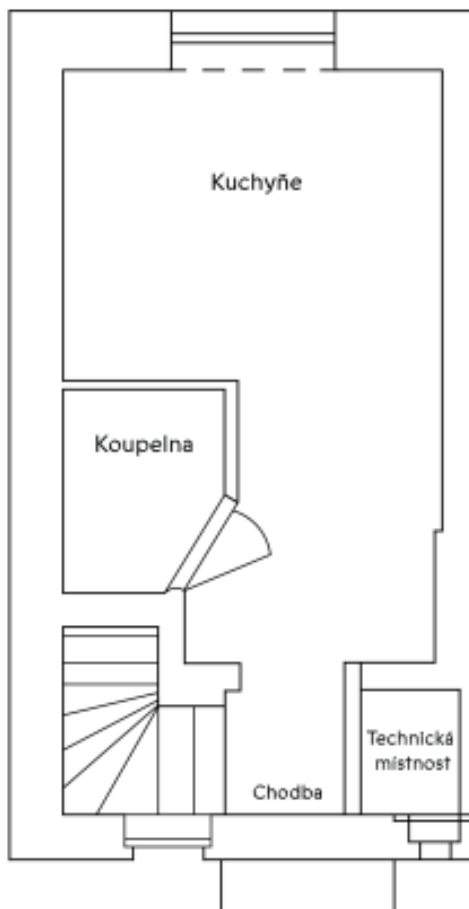




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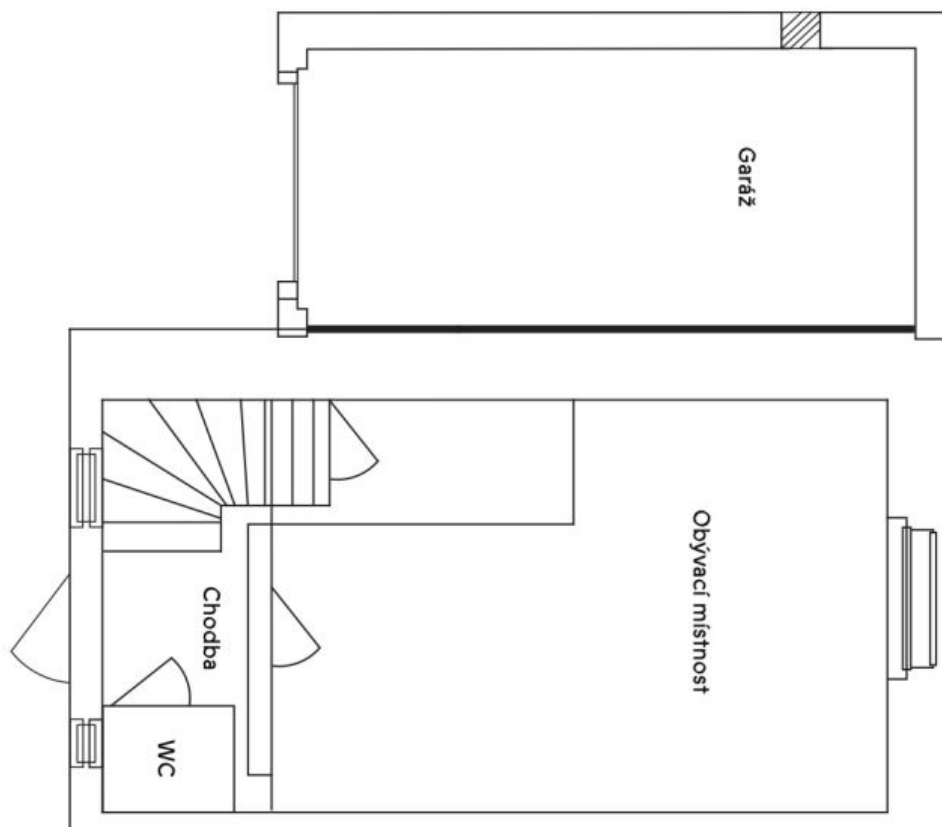




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Plánek rodinného domu



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