



## House Six-bedroom (7+1)

Sold

238 m<sup>2</sup>, Praha 5, Hlubočepy





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Plot	742 m <sup>2</sup>
Foot print	106 m <sup>2</sup>
Garden	636 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40884

This renovated multi-generational family house with first-class views of the Prokop Valley and the Prague skyline is surrounded by a beautiful garden. It stands on a quiet side street in a beautiful residential area near the "Prague Semmering" track.

The house is divided into **2 separate units**. At the garden and street level is the main duplex unit consisting of a spacious living room on the lower floor with a **fireplace**, **garden** entrance, and staircase, 1 bedroom with a bathroom (shower, toilet), a study, a separate toilet, and a utility room with storage space. The ground floor has a large kitchen with a **terrace**, 2 bedrooms with small **dressing rooms**, a bathroom (bathtub, shower), and entrance hall. The first floor consists of a 1-bedroom apartment, in which the generously designed living room is connected to the **terrace**. This unit has its **own entrance** via an outdoor staircase. Both terraces offer **wonderful views**.

The house was **completely renovated** in 2015. Floors are mostly **wooden**, the windows are also wooden. The unit on the top floor is in a condition prior to the completion of the final surfaces (floors, plasterboard) and the bathroom. The house is surrounded by a **landscaped garden** with irrigation and mature trees.

The location with **plenty of greenery** provides **pleasant family living** within easy reach of services. A kindergarten, elementary school, and a private nursery are less than 5 minutes away by car, and there is a tram stop within walking distance, from where you can get directly to the city center; the ride to the metro station takes 14 minutes by bus. There are also several supermarkets, a health center, and a post office within a short driving distance. The **Prokop Valley** is only a short walk away.

Usable area 238.5 m<sup>2</sup> (of which the main unit 160.5 m<sup>2</sup> and the upper separate unit 78 m<sup>2</sup>), built-up area 106 m<sup>2</sup>, garden 636 m<sup>2</sup>, land 742 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.