



## House Four-bedroom (5+1)

Sold

264 m<sup>2</sup>, Prague 4, Lhotka, Mezilesni





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Usable area	264 m <sup>2</sup>
Plot	615 m <sup>2</sup>
Foot print	265 m <sup>2</sup>
Garden	350 m <sup>2</sup>
Floor area	260 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Small garage + outdoor space
Garage	Yes
Cellar	-
PENB	F
Reference number	42776

This house from the 1930s (half of a semi-detached house) with the possibility of multigenerational use is surrounded by a mature garden on a quiet side street of Prague 4 - Lhotka, not far from large wooded areas and the future station of the new metro line D.

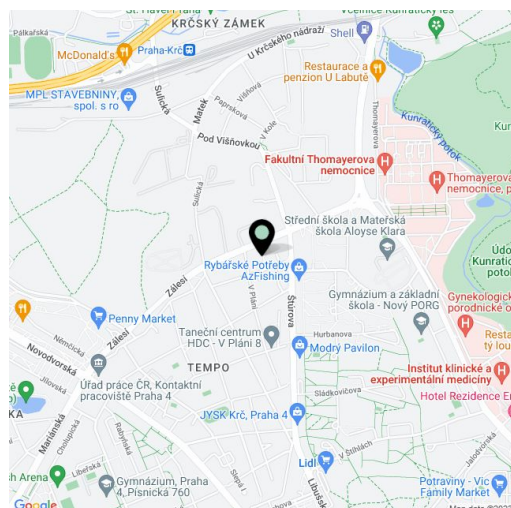
The layout of the house is 4-bedroom; the ground floor consists of a living room, a separate kitchen, a dining room, and a closet. Upstairs are 2 separate rooms, a bathroom, a closet, and a **balcony**. The attic is conceived as a **separate studio** with a bathroom. The house has a **partial basement**.

The house was built in 1938 and was regularly maintained. Facilities include plastic windows (from 2010), **wooden parquet floors**, and laminate floors in the attic. The interior doors are **original hardwood**. Heating is by a gas boiler (can also be heated with solid fuels), gas distribution was refitted in 2020, and the roof was repaired in 2008. It is possible to set up a **fireplace in the house**. The entrance to the house is through the **southeast-facing front garden**; the beautifully landscaped garden faces northwest, and pleasant shade is provided by **bushy trees and a pergola**. You can park in a small **garage** and in the yard.

A nice place within walking distance of kindergartens and elementary schools, a supermarket, a library, and medical services. It will take about 10 minutes to walk to the new Nemocnice Krč metro station; currently, transport connections are provided by buses and a stop is just a few steps from the house. The drive to the Kačerov metro station (line C) takes 5 minutes. When traveling by car, a major advantage is the easy connection to the South Connecting Road and the D1 highway. The surroundings are very pleasant thanks to several vast forested areas interwoven with hiking and bike trails: Velký háj and the Michelský, Krčský, and Lhotecký forests. On warm days, you can relax in a nearby bathing pond.

Usable area approx. 260 m<sup>2</sup>, of which the interior is approx. 230 m<sup>2</sup>, balcony 3.53 m<sup>2</sup> and cellar 27.82 m<sup>2</sup>, built-up area 265 m<sup>2</sup>, garden 350 m<sup>2</sup>, plot 615 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.

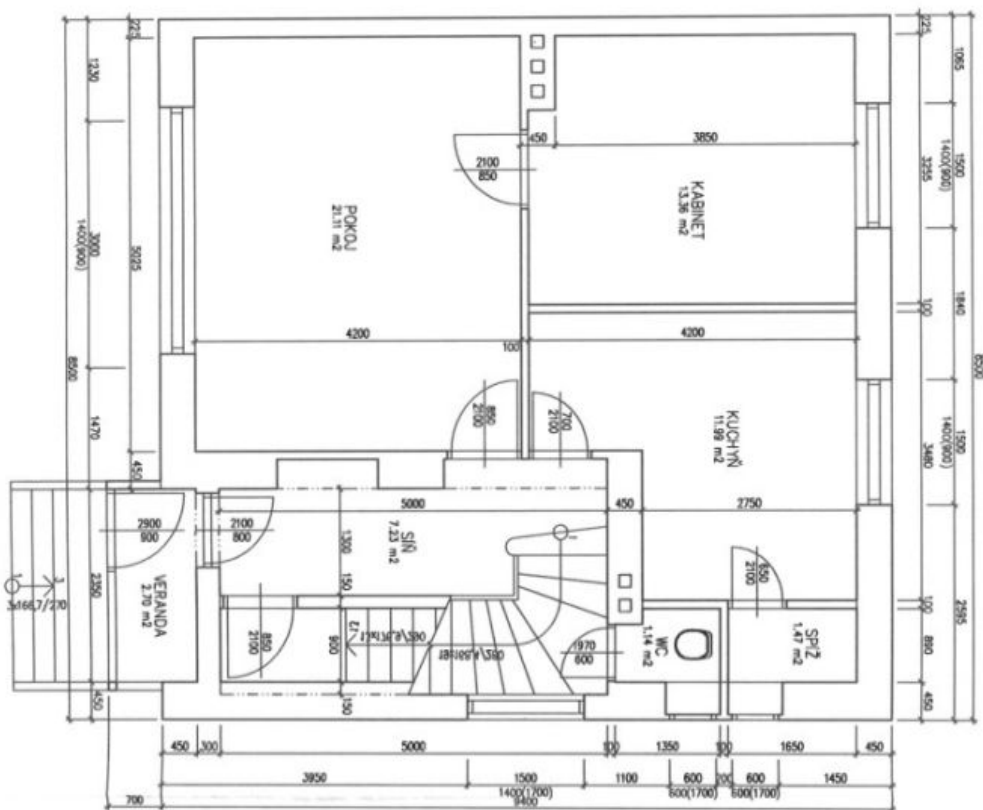




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## PŘÍZEMÍ

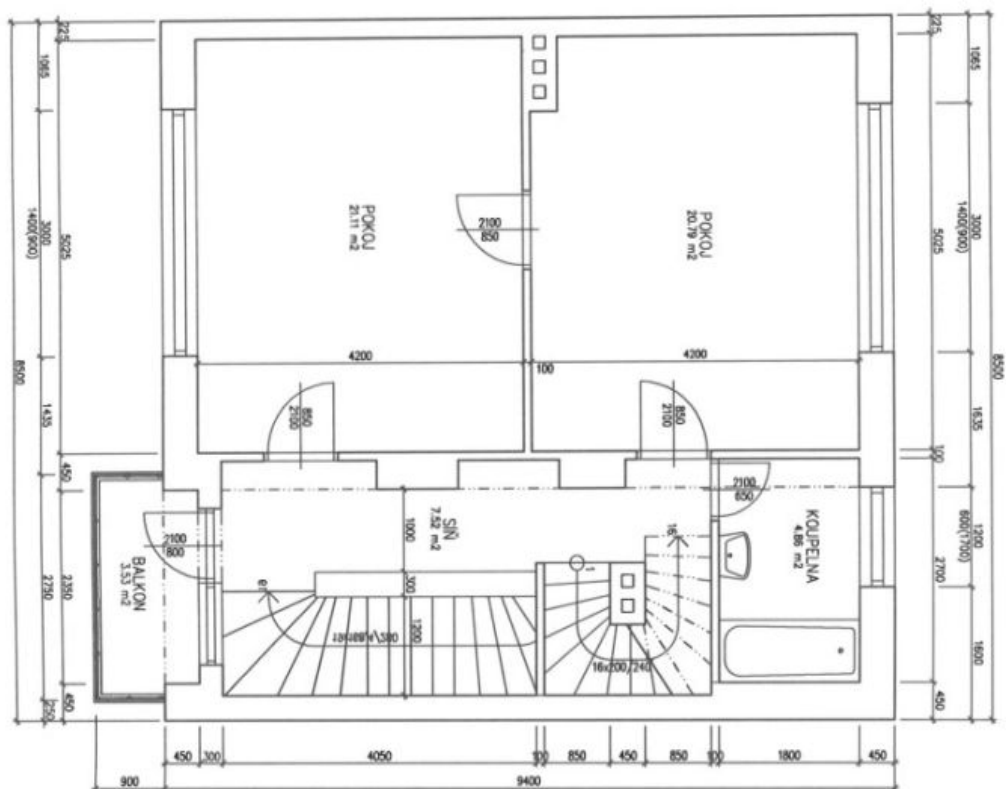
Legenda místností		
Označení na výkrese	Účel místnosti	Plocha [m <sup>2</sup> ]
1.01	VEŠTAVBA	2.70
1.02	SÍN	7.23
1.03	KUCHYŇ	11.99
1.04	ŠPIŽ	1.47
1.05	WC	1.14
1.06	KABINET	13.36
1.07	POKOJ	21.11



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## 1. PATRO

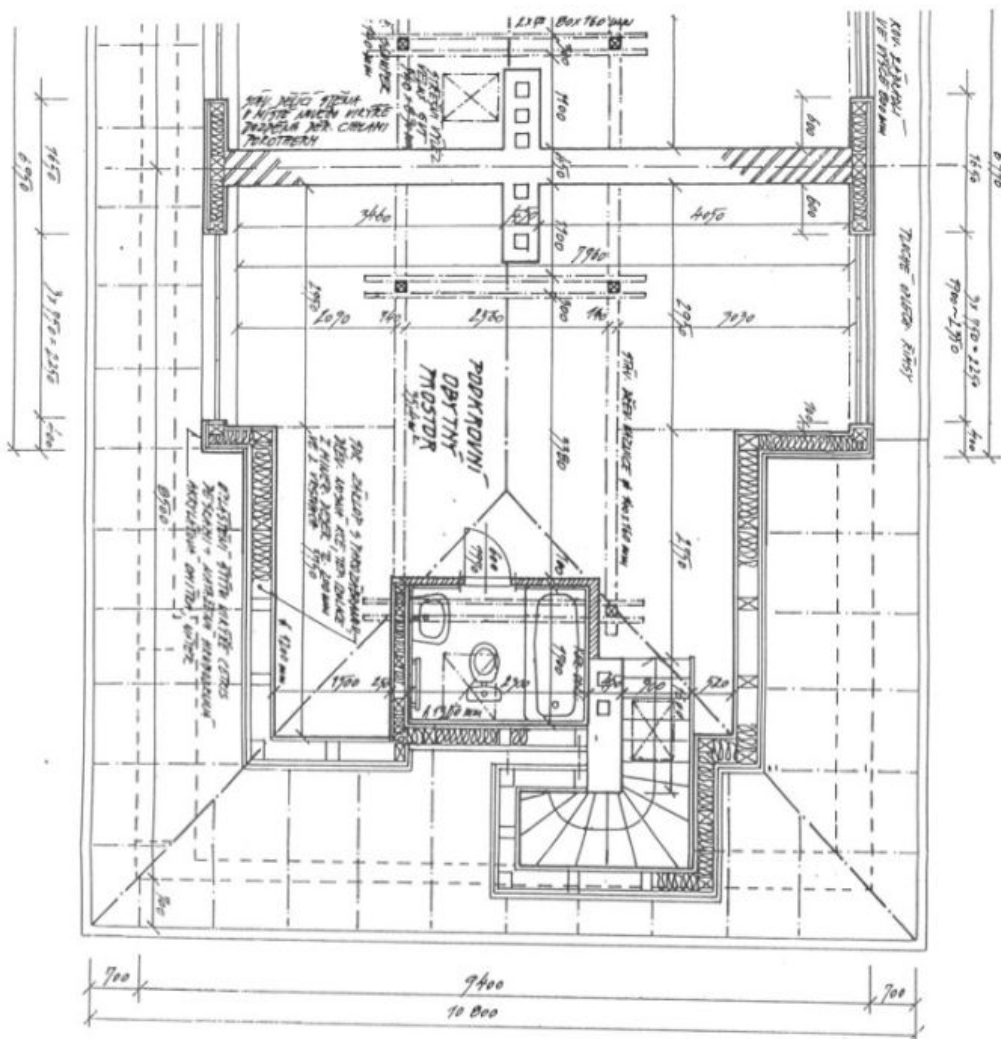
Legenda místností		
Označení ne výřezu	Objekt místnosti	Plocha [m <sup>2</sup> ]
2.01	SCH	7,52
2.02	BALKON	3,53
2.03	KOUPELNA	4,88
2.04	POKOJ	20,79
2.05	POKOJ	21,11



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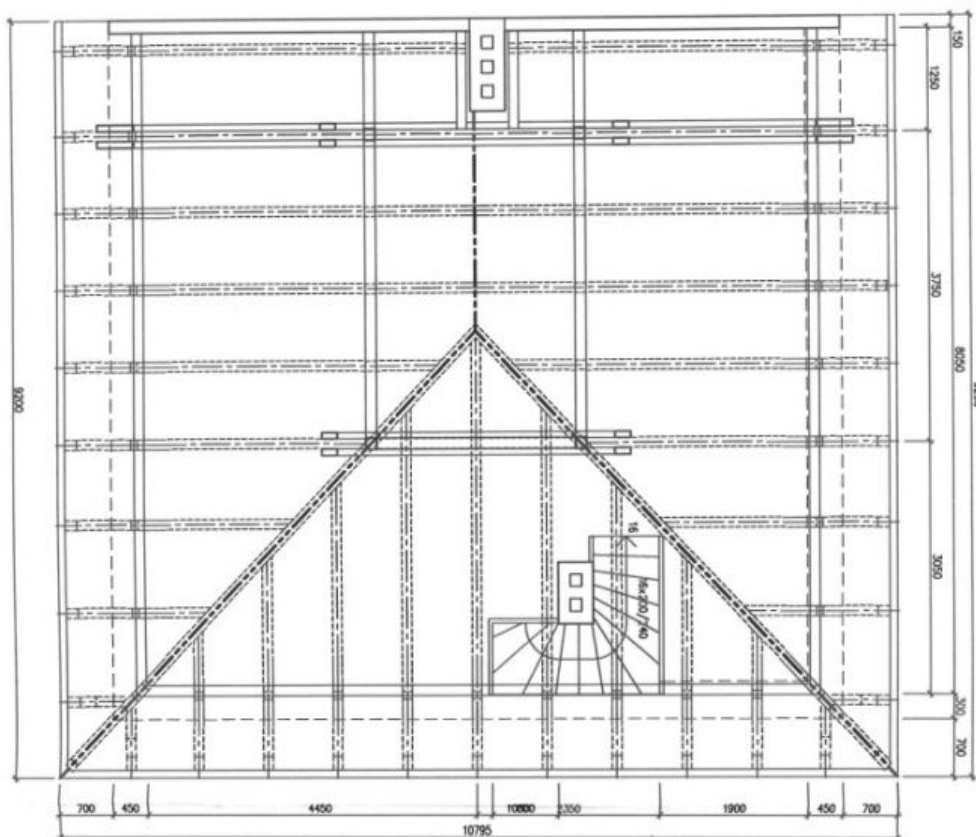




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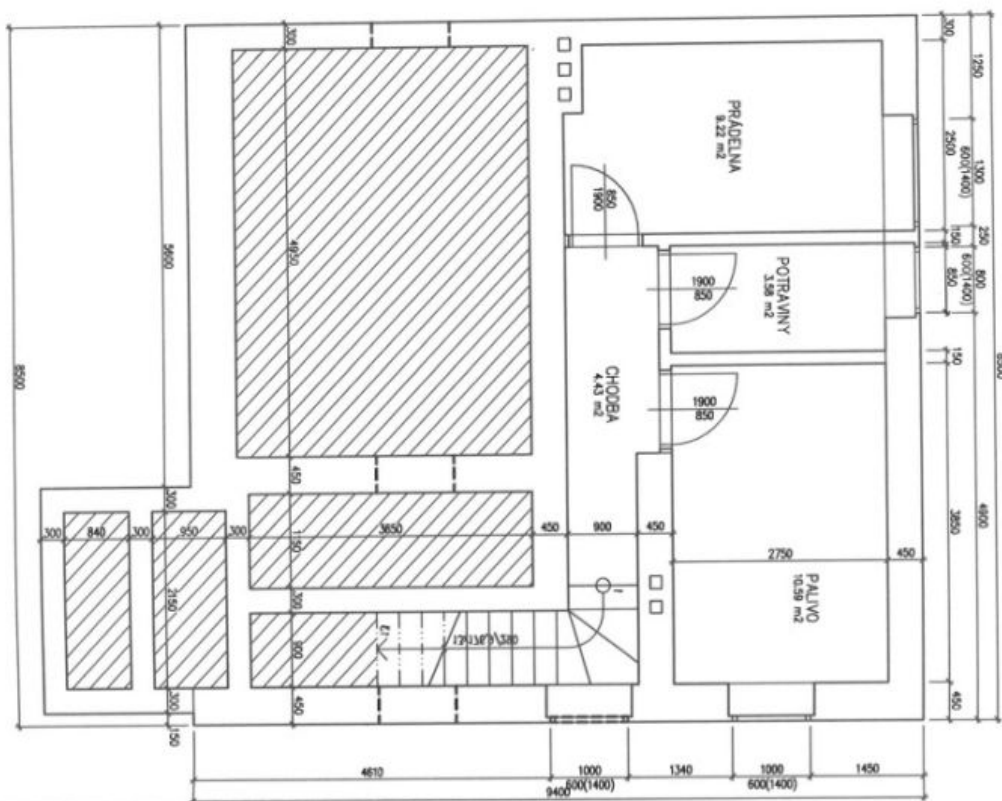
PŮDA - KROV



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## SKLEP - ZÁKLADY

Označení na výřezu	Celá místnost	Plocha [m <sup>2</sup> ]
0.01	CHODBA	4.43
0.02	PALŮVĚ	10.59
0.03	POTRAVINY	3.58
0.04	PRÁDELNA	9.22