



House Four-bedroom (5+1)

295 m², Prague 6, Břevnov, Zličinská

Sold





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Usable area	295 m²
Plot	594 m²
Foot print	209 m²
Garden	385 m²
Floor area	255 m²
Terrace	40 m²
Parking	Garage for 1 car
Garage	Yes
Cellar	Yes
PENB	D
Reference number	23700

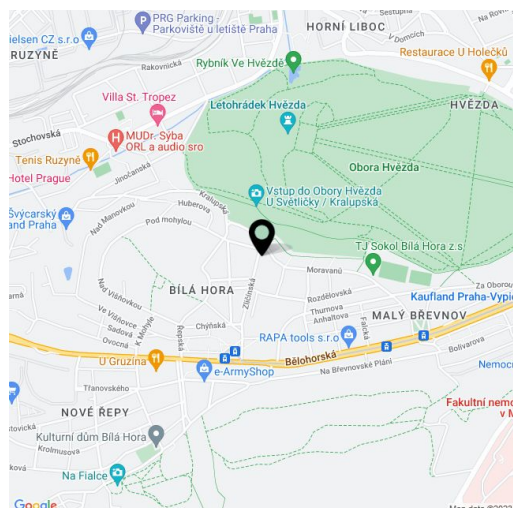
Terraced family house with romantic garden, rooftop terrace and garage, situated in a quiet and attractive residential area of Břevnov, just steps from the Hvězda enclosure, Bílá hora hill, and a tram stop with direct connections to the Metro and the center.

The current layout was created by joining two original houses – the lounge and small bedrooms were extended and the owners connected the space by a wide brick staircase. Currently the home consists of 4 bedrooms, 3 bathrooms, dressing rooms and an eat-in kitchen with terrace and garden access. On the ground floor is a separate studio (1+kk), also with doors leading directly to the garden. The house has a basement, **garage for one big car**, outdoor parking, and plenty of storage space. The cozy garden with wooden shed is protected on all sides by mature greenery and provides plenty of privacy (as well as a roof terrace).

Ideal **orientation of rooms to the east and to the west**. Facilities include a **fireplace**, wooden euro-profile windows, outdoor blinds, oak parquet flooring, marble, original interior doors, Buders gas boiler, cast-iron radiators. The interior is suitable for reconstruction. **Price does not include 4% property transfer tax.**

Pleasant residential location with good access to the center and the Václav Havel airport. In the vicinity is a nursery and primary school, playground, BMX course, supermarket and more.

Interior 255 m², basement 4 m², built-up area 176 m², garden 144 m², plot 320 m².





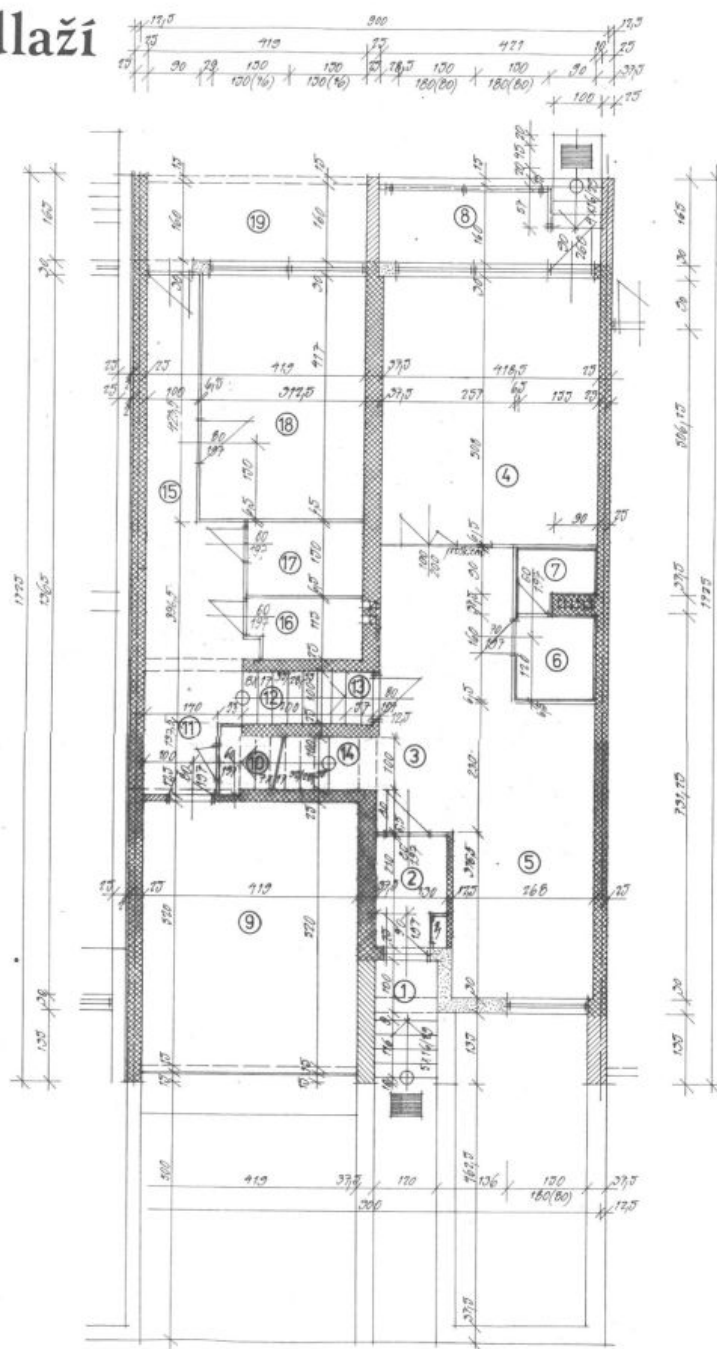
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1.podlaží

2.po



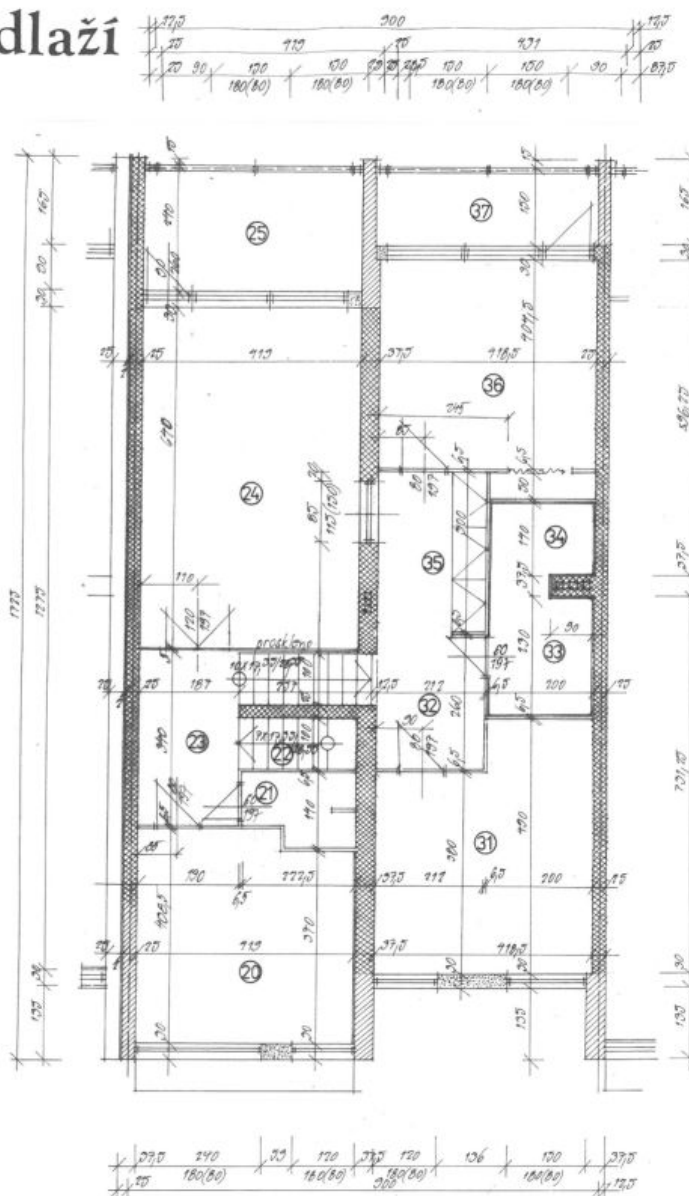


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2. podlaží



Č	NÁZEV	M ²	PODLAHA	OMÍTKA	OBKLAD
①	závěs	1,2	dlážba ker.	brizolit	
②	závěs	2,7	dlážba ker.	vápenud žluk hlad	
③	hala	17,2	koberec	ditto	
④	kuchyně	21,2	dlážba ker.	ditto	bílín. obklad v=2m
⑤	jídelna	8,5	koberec	ditto	
⑥	komora	2,8	dlážba ker.	ditto	bílín. obklad v=2m
⑦	WC	1,7	dlážba ker.	ditto	bílín. obklad v=2m
⑧	terasa	6,7	dlážba ter.	brizolit	
⑨	garáž	29,7	dlážba ter.	vápenud žluk hlad	
⑩	oklad	3,3	dlážba ker.	ditto	
⑪	chodba	9,3	dlážba ker.	ditto	
⑫	schodiště	2,8	dřev obklad	ditto	
⑬	patr. podstla	8,8	dřev obklad	ditto	
⑭	patr. podstla	9,8	dřev obklad	ditto	
⑮	chodba	4,2	dlážba ker.	ditto	
⑯	katelna	3,2	dlážba ker.	ditto	
⑰	sklad	4,2	dlážba ker.	ditto	
⑱	autárna	13,8	dlážba ker.	ditto	
⑲	terasa	3,4	dlážba ter.	brizolit	
⑳	pokoje	16,8	koberce	vápenud žluk hlad	
㉑	garáž	3,1	dlážba ker.	ditto.	bílín. obklad v=2m
㉒	schodiště	4,3	dřev obklad	ditto	
㉓	hala	6,7	koberce	ditto	
㉔	pokoje	26,9	dřev vlysy	ditto	
㉕	lodgie	18,1	dlážba ter.	brizolit	
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