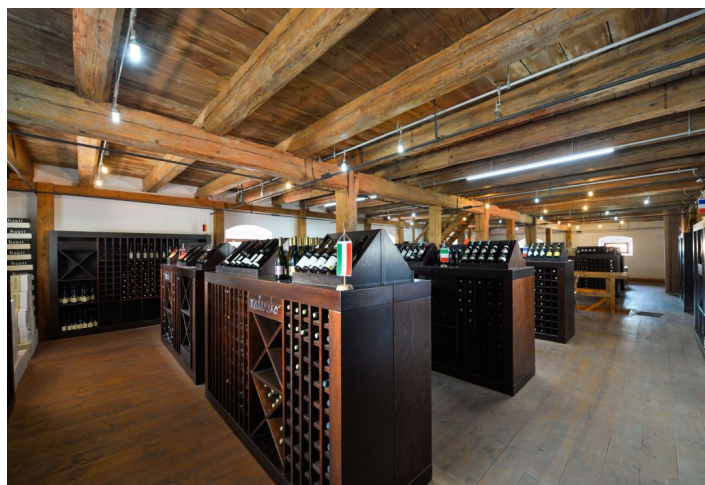




Office space

Prague 10, Pitkovice, Žampionová

Sold





Office space

Sold

Prague 10, Pitkovice, Žampiónová

Available area	358 m ²
Tenant consumption	—
Parking	Parking in front of the house
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	32287

This stylish, historically valuable and carefully reconstructed commercial building with parking is situated on the southeastern outskirts of Prague, in a location that is perfectly accessible by car and public transport.

The distinctive, visible building is currently being used as a **wine shop** with a rich selection of wines from all around the world. It is suitable for private and corporate events. On the ground floor, there is a shop, storage space, an office, and a toilet. The 1st floor, where the wines are stored, offers a nice seating area for about 20 people. On the level above, there is a large **attic space**.

The **former granary** with its richly shaped and profiled cornice dates back to the second half of the 18th century and forms the remains of a former farmyard, probably built on the site of an original fortress. In 2010-2011 the property underwent a **complete reconstruction**, which respected the original appearance of the granary and the adjacent gates. Parking for staff and suppliers is **in the yard**. There are also **7 parking spaces for customer in front of the building**.

The historic building is mostly surrounded by new residential buildings. The location is easily accessible thanks to the **nearby D1 highway**, and there is also a bus stop with a link to the **Háje metro station**.

Built-up area 230 m², plot 644 m². Approved as a building for commercial purposes.

