



## House

Ask for price

265 m<sup>2</sup>, Praha-západ, Rostoky, Levohradecká





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265 m², Praha-západ, Roztoky, Levohradecká

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Total area	265 m²
Plot	1 991 m²
Foot print	275 m²
Garden	1 716 m²
Floor area	250 m²
Terrace	15 m²
Parking	Parking on the plot for 2 cars
Cellar	Yes
PENB	G
Reference number	101556

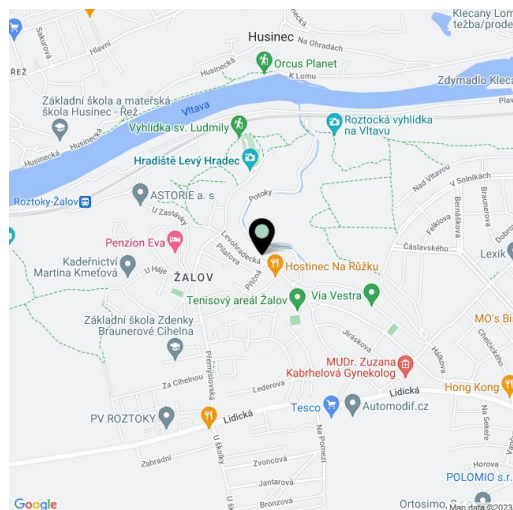
**Historic family house with an established cafe and poetic garden with many romantic corners and a very pleasant atmosphere. This sensitively renovated house respects its period style, which is enhanced by its magical location in Levý Hradec, whose most significant period was in the 9th century.**

The use of the house is completely variable, it is possible to use it for your own living, or to continue the operation of the cafe (restaurant), which is part of this house and is completely unique not only in this location. At the entrance level is a main living room with a kitchen and a chimney for a **fireplace stove**, as well as toilets and a stylish **veranda with access to the garden**. At the level of the lower part of the garden, there is currently a large **kitchen/bakery** with a take-out window, a bathroom (with a bathtub and toilet), and an entrance hall with its own entrance from the outside (including a gate).

There is 1 bedroom and a toilet on the mezzanine, the western part of the attic consists of a kitchen and an adjoining living room, in the eastern (higher) part of the attic is a studio/study with a tea kitchen. There is a gazebo and a spacious **garden house** in the garden. The entrance to the house leads through the **east-facing front garden**, the large garden faces **west**, and the mature greenery guarantees **absolute privacy**. The property also includes former stables, now modified and conveniently accessible storage areas, another storage area is in the **whitewashed vaulted cellar**.

The interior and exterior of the house, together with the composition of the plants in the garden, create a **perfect harmony**. The current building was created by connecting two houses (from 1900 and 1930); a complete reconstruction took place in 2000-2001 in cooperation with **experts in historic preservation**. The windows are six-pane **wooden**, the floors are partly **hardwood planks and partly covered with historical tiles** (flooring), all doors are renovated originals or their replicas. Gas heating. Parking for two cars is possible on the property. The garden has **lavender** and other **ornamental bushes, fruit trees (apricot, peach, apple, cherry, mulberry, fly ash, black elder, walnut)**, but also pines, spruces, and maples; the **vegetable garden** brings in a rich harvest.

**A completely peaceful place** located on a promontory above the Vltava River, in the immediate vicinity of the **first church in Bohemia and the Slavic Přemysl Castle**. A nature trail leads through the area, and there are other hiking and biking routes in the vicinity. Excellent accessibility is ensured by a suburban bus from the Dejvická metro station. A kindergarten and a primary school are within walking distance, a supermarket and other civic amenities are about 2 minutes away by car, and a metro stop is within 20 minutes by car.





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Usable area approximately 264 m<sup>2</sup>, built-up area 275 m<sup>2</sup>, garden 1,716 m<sup>2</sup>, land 1,991 m<sup>2</sup>.