



## Apartment One-bedroom (2+1)

€ 297 678 | CZK 7 500 000

65.83 m<sup>2</sup>, Prague 6, Hradčany, Mickiewiczova







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Total area	66 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102282

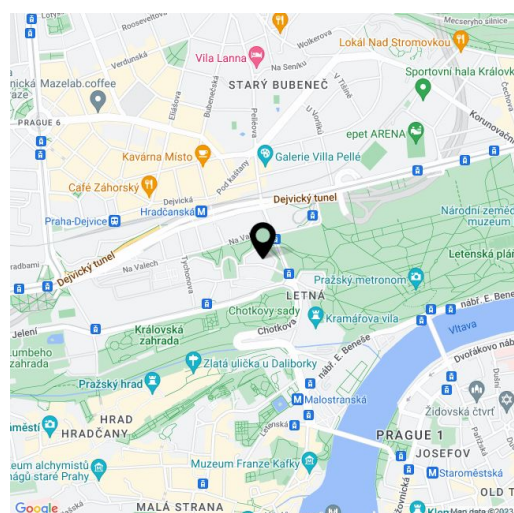
This atypical apartment requiring renovation is located in the basement of a building in Prague 6, in a prestigious place right next to the Písecká Gate and the Charlotte G. Masaryk Park near Prague Castle. The space is also suitable as a studio/office.

The current layout consists of 2 rooms, a kitchen, a bathroom with a toilet, and an entrance hall.

The apartment is in a condition requiring complete reconstruction. Vaulted ceilings, original wooden doors, the windows are wooden casement and equipped with bars. A separate cellar can be added to the unit. The well-maintained building from 1912 stands in a conservation area, but is not an immovable cultural monument in itself.

A wonderful place in the immediate vicinity of the Písecká Gate with a cafe and gallery, a few minutes' walk from Prague Castle. This picturesque and wonderfully quiet corner of Prague 6 is full of history, and the residential district is characterized by parks, cobblestone streets, and low apartment buildings with mature gardens. It is close to everything you need, including the Hradčanská metro station and tram stops. There are also cafes and restaurants nearby.

Floor area 65.83 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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