



Land

1 023 m<sup>2</sup>, Praha-západ, Roztoky, Tiché údolí

€ 515 578 | CZK 12 990 000





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Price per sq. m.	12 698 CZK
Total area	1 023 m <sup>2</sup>
Land type	Housing
Reference number	104409

**This over 1,000 m<sup>2</sup> sunny plot with a family house suitable for reconstruction is located in the prestigious location of Tiché údolí in the town of Roztoky. A quiet, green place with excellent accessibility to the city by car and public transport.**

The house with a total usable area of 286 m<sup>2</sup> (of which the interior is 244 m<sup>2</sup>, balcony 21 m<sup>2</sup>, and garage 21 m<sup>2</sup>) is currently divided into 3 units with a common entrance. The building was completed in 1977 and partially reconstructed in 2002. The gas boiler was replaced in 2020 and the roof in 2021. Windows are plastic. There is a separate water meter on each floor. The house stands on a large flat plot, where there is also a parking garage for 3 cars, a greenhouse, a garden house, or a pergola. The house includes a garage.

A very nice and quiet place on a cul-de-sac lined with elegant villas, not far from the Roztoky Castle and the studio of the painter Zdenka Braunerová. The private Sedmihlásek elementary school, a restaurant, or a cafe are nearby, and a train and bus stop with fast direct connections to Prague is about a 7-minute walk away. The Masaryk Railway Station can be reached in 15 minutes by train, and it is possible to reach the Dejvická metro station by bus. In Roztoky, there are medical services, a state and private kindergarten, an elementary school, a supermarket, and a bistro. The city is surrounded by beautiful nature interspersed with hiking and bike trails, and you can take a ferry to the opposite bank of the Vltava River and join the bike path offset from the main roads all the way to the city center.

Total area 1,023 m<sup>2</sup>.

