



## House Fifteen-bedroom (16+1)

Sold

440 m<sup>2</sup>, Praha 4, Šeberov





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|                  |  |
|------------------|--|
| Plot             | 702 m <sup>2</sup>                             |
| Foot print       | 191 m <sup>2</sup>                             |
| Garden           | 511 m <sup>2</sup>                             |
| Parking          | partially covered car park for at least 6 cars |
| Garage           | Yes  |
| Cellar           | -  |
| PENB             | C  |
| Reference number | 31620  |

**This multi-generational family house with a southeast-facing garden, a garage, and a courtyard with parking spaces is located in a quiet area of southern Prague's Šeberov district. The building is currently used as a company headquarters, but it can work equally well as residential housing.**

The entrance floor consists of 4 larger and 4 smaller rooms, a bathroom, a toilet, an entrance hall, and a garage with direct access to the house. On the 1st floor, there is a central hall, 4 rooms (now used as offices), a bathroom, and a toilet. On the 2nd floor, there is an apartment with a living room, a kitchen, 2 bedrooms, a bathroom, a separate toilet, and a hall.

The house has been reconstructed, and above-standard materials were used in the process. The **air conditioning**, kitchen, and bathroom are fully functional, and the house is connected to a PCO. The purchase price includes all equipment. Gas heating. The plot contains a **partially covered car port for at least 6 cars** and a landscaped garden.

The traditional neighborhood with many villas is situated on the site of the original historical village of Hrnčič, which is now part of Prague 4. It is surrounded by a pleasant area with ponds, the **Hrnčičská louka natural monument**, and the Kunratický stream. Civic amenities are located in close vicinity to the property – there is an **international kindergarten** right by the house, and another kindergarten is in close proximity. There is easy access to the D1 highway and the Prague Ring Road from Opatov. It takes 8 minutes by bus from the Opatov metro station to get to the house. A cycling trail is nearby.

Useable area approx. 440 m<sup>2</sup>, built-up area 191 m<sup>2</sup>, garden 511 m<sup>2</sup>, plot 702 m<sup>2</sup>.

The house is registered as a residence with two housing units.

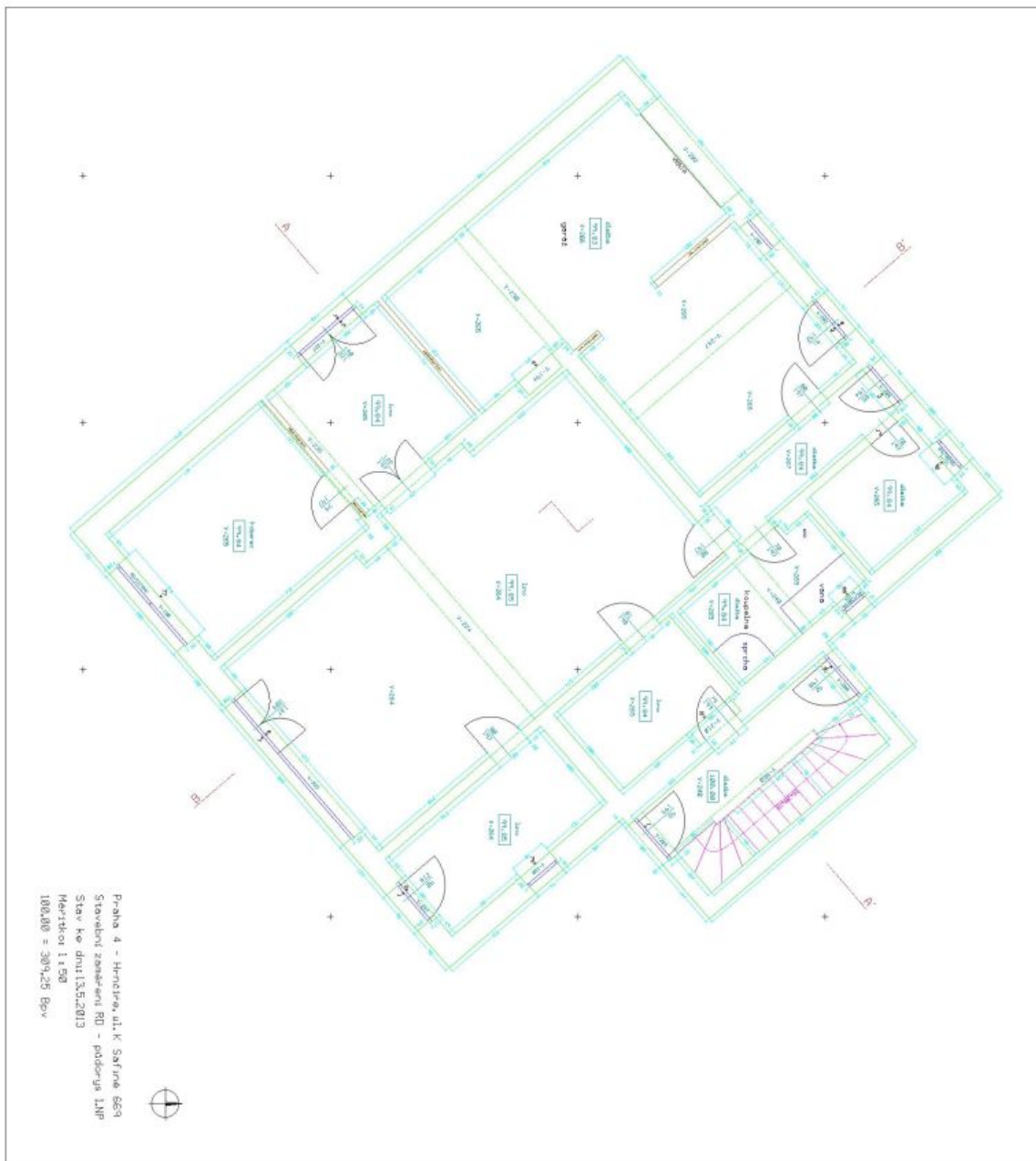
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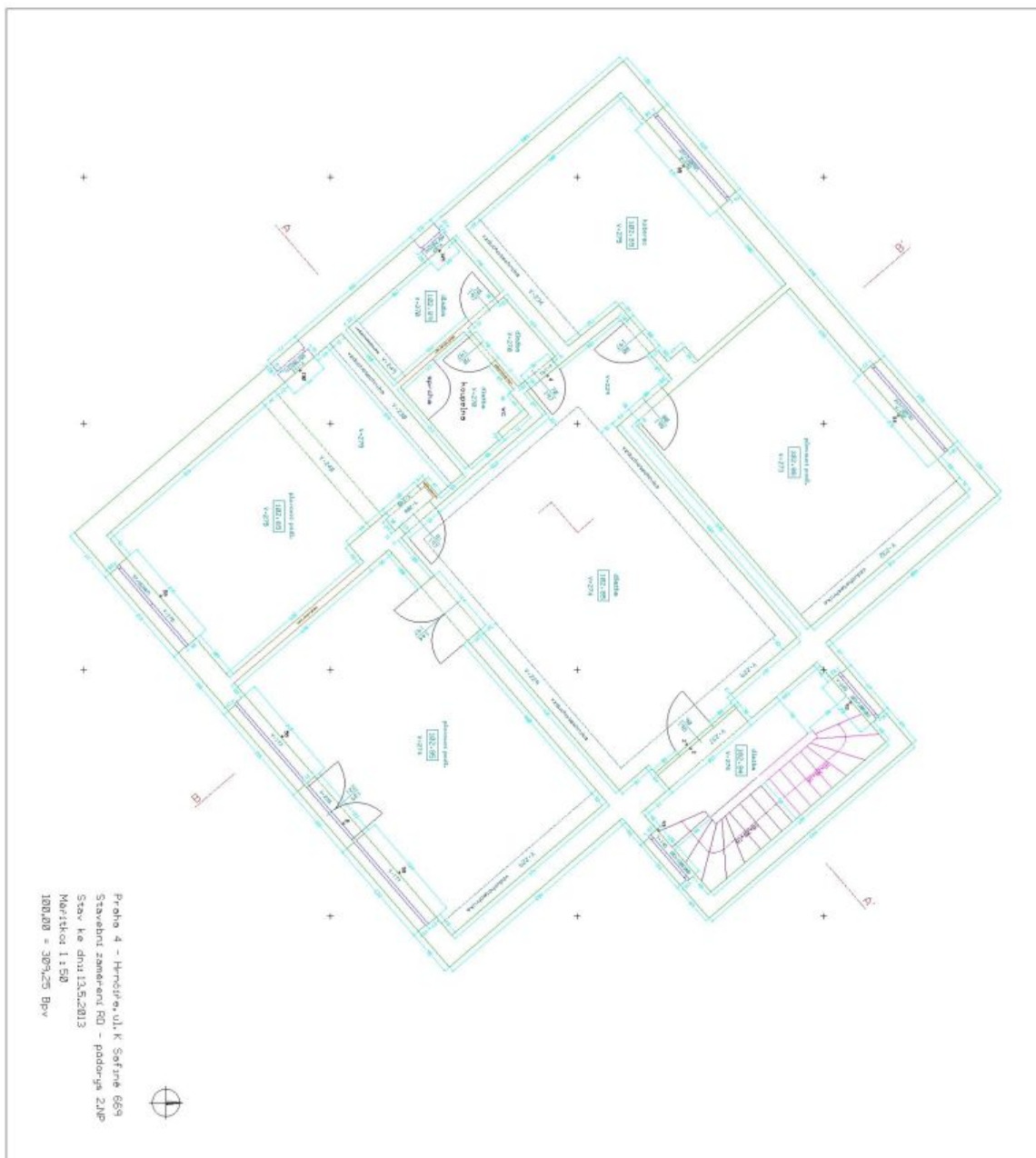




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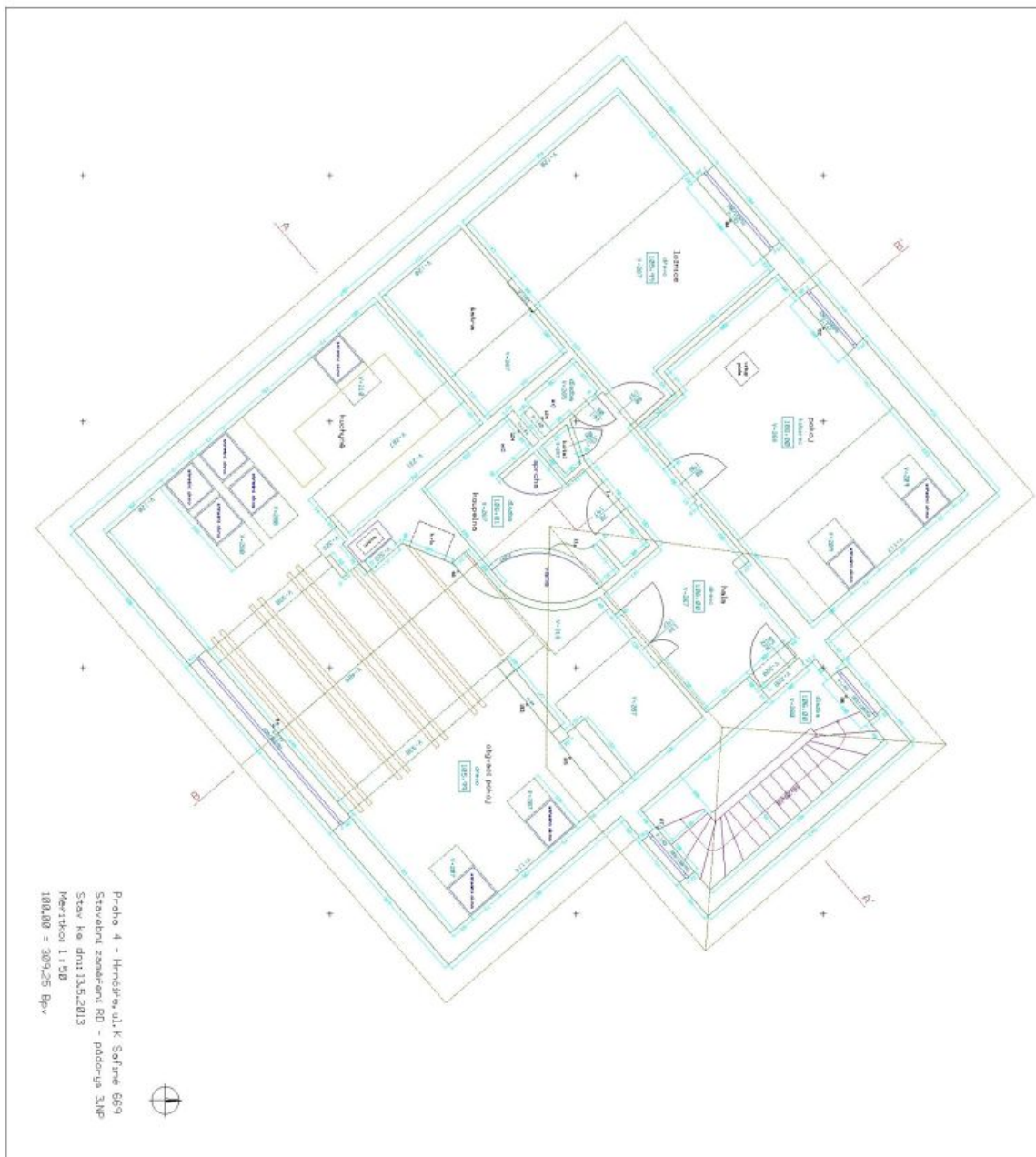




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