



## House Five-bedroom (6+1)

Sold

243 m<sup>2</sup>, Prague 6, Dejvice





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Total area	243 m <sup>2</sup>
Plot	441 m <sup>2</sup>
Foot print	154 m <sup>2</sup>
Garden	287 m <sup>2</sup>
Floor area	216 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	31819

This terraced family house from 1981 is located at the end of a cul-de-sac. It is part of the unique residential district of Baba with a number of important buildings from the 1930s and beautiful views of the Vltava River and the city skyline. The district is surrounded by the Šárka-Lysolaje Nature Park.

The ground floor consists of 1 room with access to another room, which is currently used as a storage space, a hallway with an entrance to the **garage**, and a utility room. On the 1st floor, there is a living room with a **balcony**, a hallway, a kitchen with a pantry and dining room connected to the **terrace and garden**, a bathroom, and a toilet. On the 2nd floor, there is a **master bedroom** with **views of the garden**, 2 more bedrooms, and a bathroom.

Facilities include **parquet floors**, tiles, and plastic windows. Heating is by a combined gas boiler. From the garden, which has a **salt water hot tub**, there is direct access to **the romantic Baba** ruin with a lookout point.

**The tranquil location** is set within a short driving distance to restaurants, schools, shops, sports facilities, and metro station. Several playgrounds, a kindergarten, a supermarket, or a renowned restaurant are nearby. Transport links are provided by buses. The ride to the Bořislavka metro station takes 9 minutes. The surrounding area offers many hiking paths, bike trails, and cross-country skiing in winter.

Useable area 243 m<sup>2</sup> - interior 216 m<sup>2</sup>, terrace 15 m<sup>2</sup>, balcony 12 m<sup>2</sup>, built-up area 154 m<sup>2</sup>, garden 287 m<sup>2</sup>, land 441 m<sup>2</sup>.

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

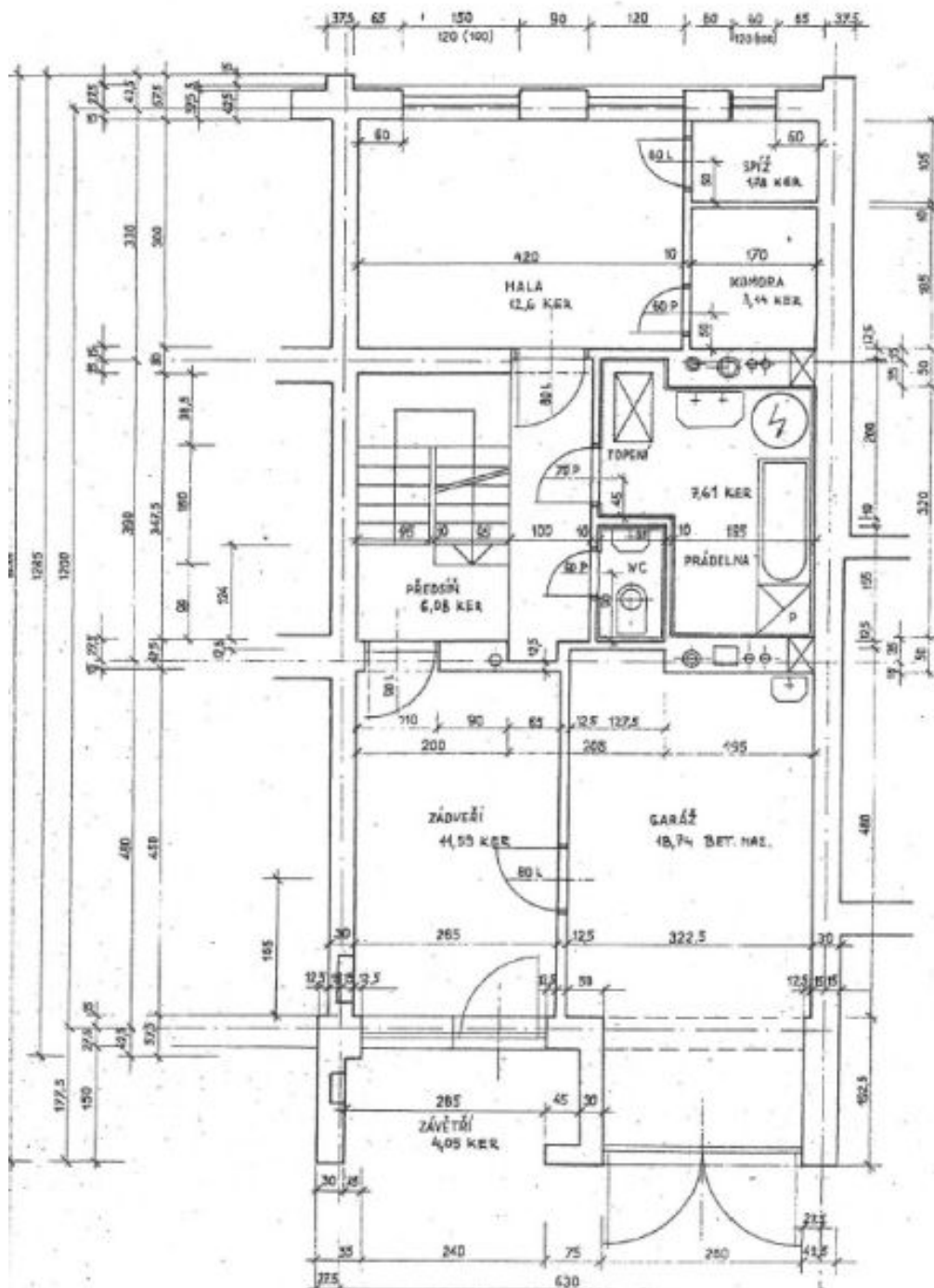


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PŘÍZEMÍ

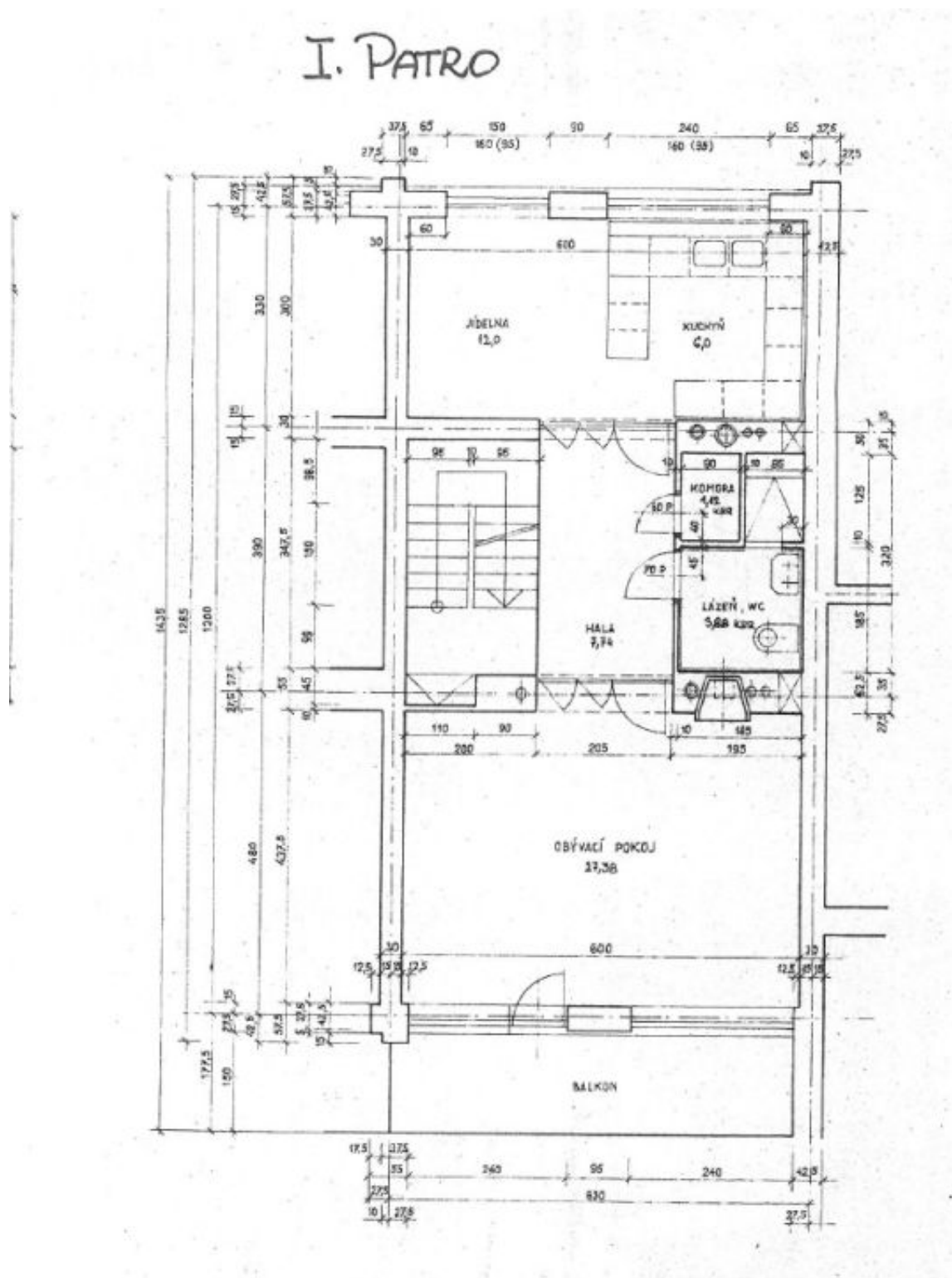




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