

House Six-bedroom (7+kk)

Sold

315 m², Prague 6, Střešovice, Na Petynce

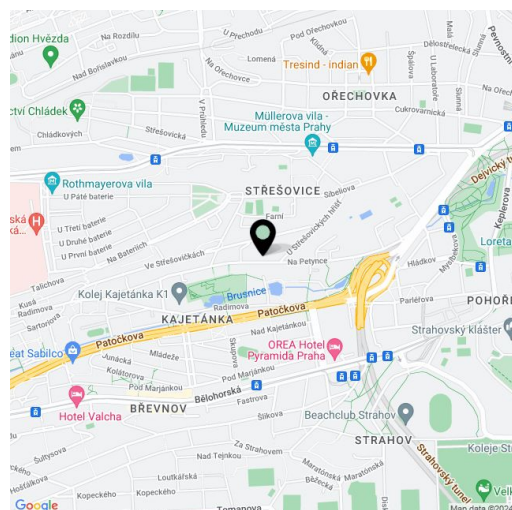


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Total area	315 m ²
Plot	370 m ²
Foot print	147 m ²
Garden	223 m ²
Floor area	297 m ²
Balcony	2 m ²
Terrace	16 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	104392



This four-story house, built at the beginning of the 20th century in the style of Geometric Art Nouveau, boasts a south-facing terraced garden with natural stone walls. It stands in an attractive area in Prague 6—Střešovice, in the Střešovičky heritage zone, on a quiet side street near a park surrounding the Kajetánka Manor. The building is suitable for multi-generational living, and the zoning plan allows for the land to be used for the construction of another house.

The current layout consists of a separate unit on the ground floor with two rooms, a bathroom and an entrance hall. After the kitchen has been completed, the ground floor can become a fully-fledged 1-bedroom apartment. There is also a common stairwell and a **wellness area with a sauna**, shower, and toilet. Both the wellness area and the separate unit lead to the **garden terrace with an artificial cave**, in which there is a **pond** lined with stone. On the 1st floor is a main living room with a **fireplace**, a kitchen with a dining area facing the garden, a **walk-in wardrobe**, and a toilet. The 2nd floor consists of a bathroom and 3 bedrooms; the windows of two bedrooms face a **quiet street**, and the other towards the **garden**. The attic consists of one large room with its own bathroom.

The elegant house was built in **1910**, and was completely renovated and reconstructed in 2003. The floors are mainly **oak parquet** and tiles, the kitchen is fully equipped, and heating is provided by a gas boiler. According to the study, a **second building with a terrace, balcony, garage**, and usable area of almost 170 m² can be built on the plot.

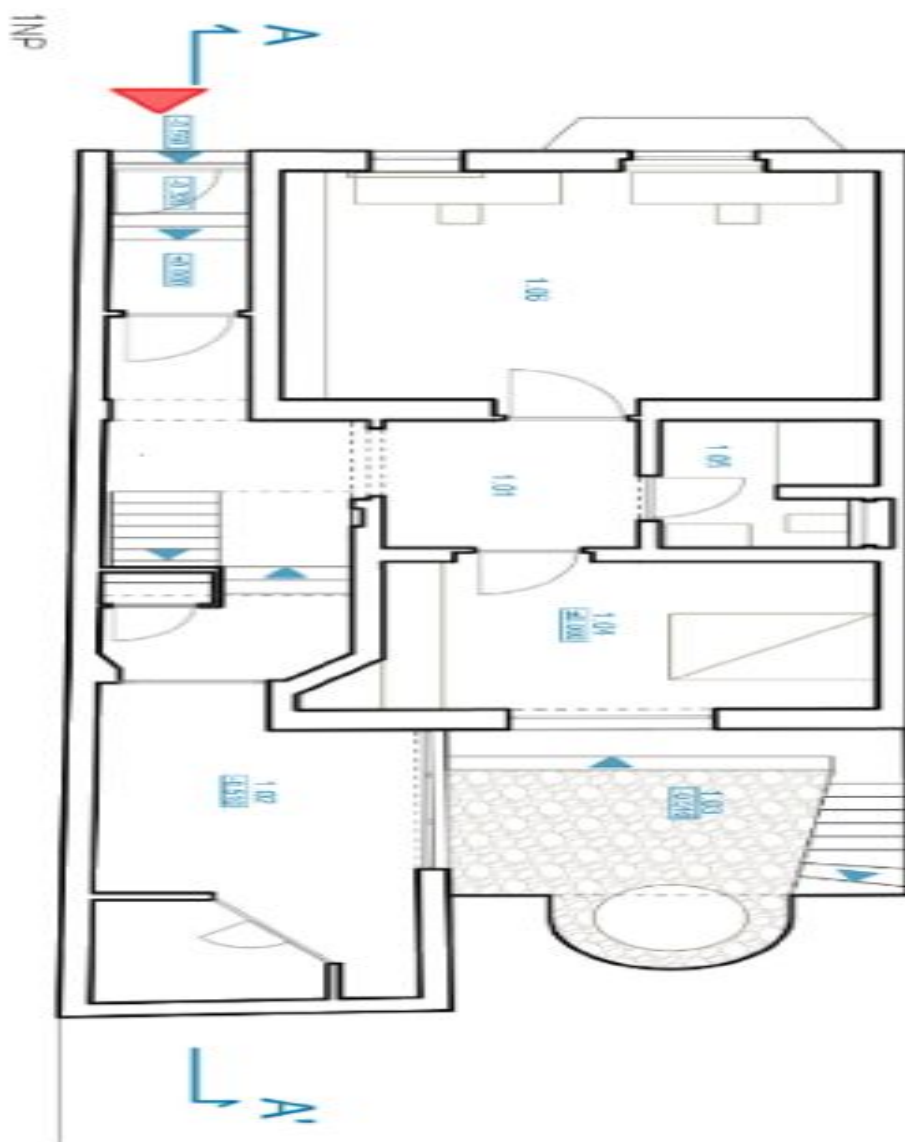
In a beautiful district steeped in history, **stylish living** is made convenient by having everything you need within reach. State schools and kindergartens, along with the internationally renowned **Park Lane International School** and kindergarten, indoor and outdoor **sports fields**, a popular **swimming pool**, charming cafes, restaurants, a supermarket, and a pharmacy are all nearby. The Central Military Hospital provides access to a wide range of medical services. The pleasant surroundings are ideal for **leisurely strolls**, and you can walk to a bus stop (with connections to the Dejvická metro station) and a tram stop. Quick access to a tunnel complex by car makes the drive to the **airport** hassle-free.

Usable area 314.5 m², of which interior 296.6 m², terrace 16 m² and balcony 1.9 m², built-up area 147 m², garden 223 m², plot 370 m².

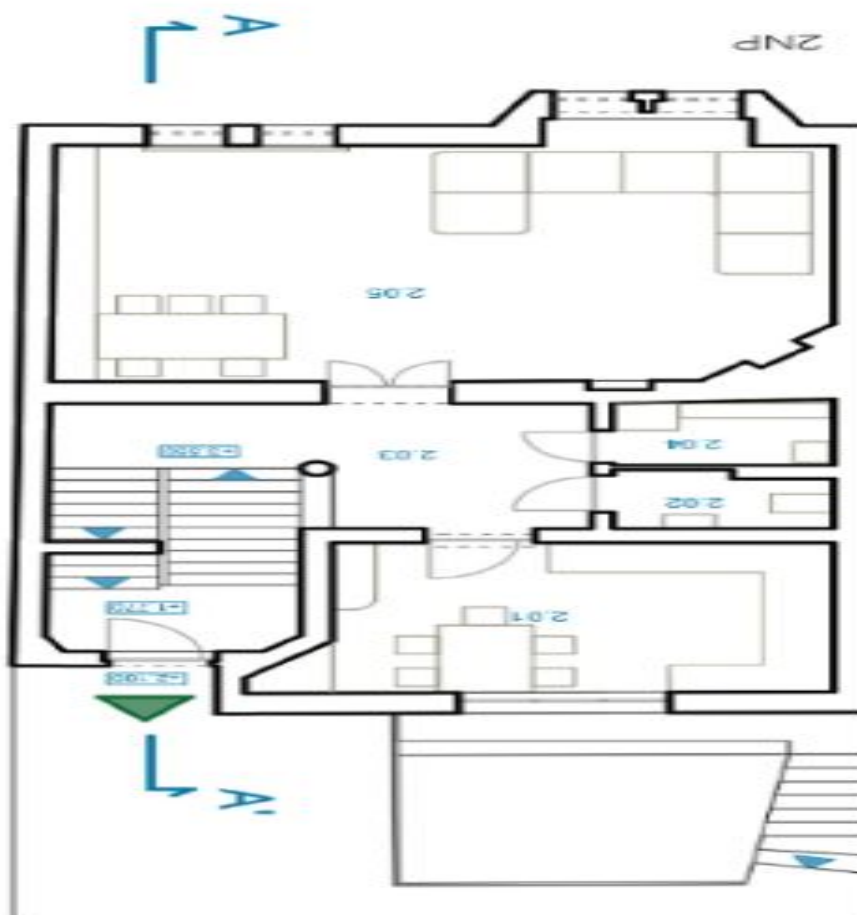
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TABULKA MÍSTNOSTI		
ID	NÁZEV	m ²
1.01	chodba/schodiště	32,6
1.02	wellness / sauna	20,5
1.03	terasa	16,0
1.04	ložnice	16,5
1.05	koupelna	5,8
1.06	kancelář	30,5
CELKEM :		121,9

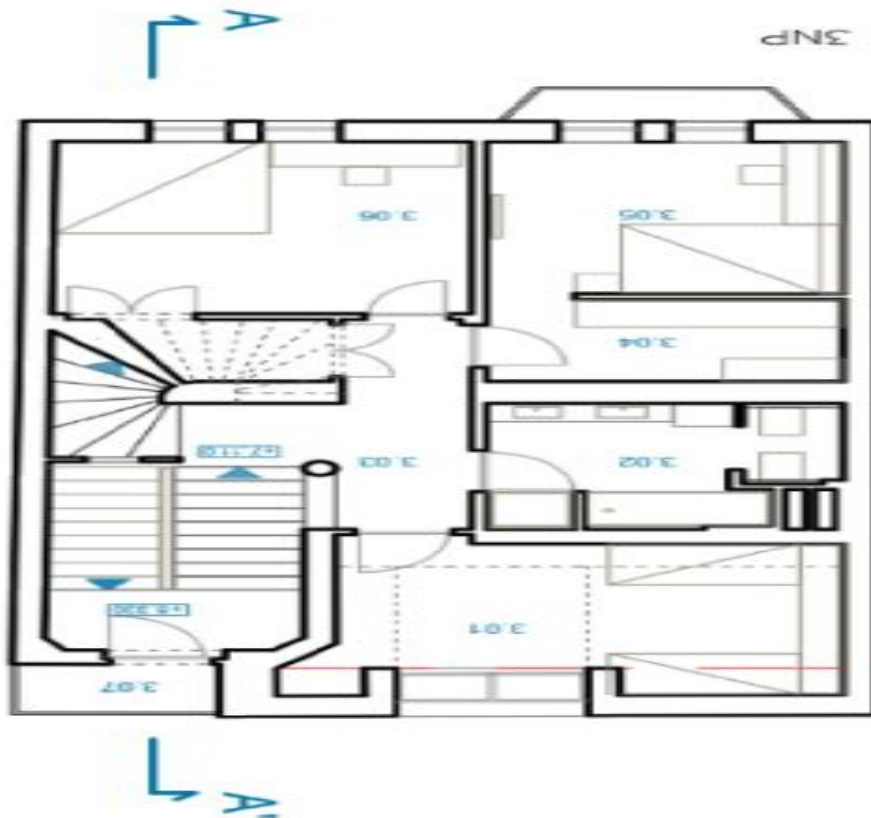
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TABULKA MÍSTNOSTI 2NP		
ID	NÁZEV	m ²
2.01	kuchyně	16,5
2.02	prádelna	2,7
2.03	chodba/schodiště	15,4
2.04	koupelna	3,0
2.05	obývací pokoj	39,7
CELKEM :		77,3

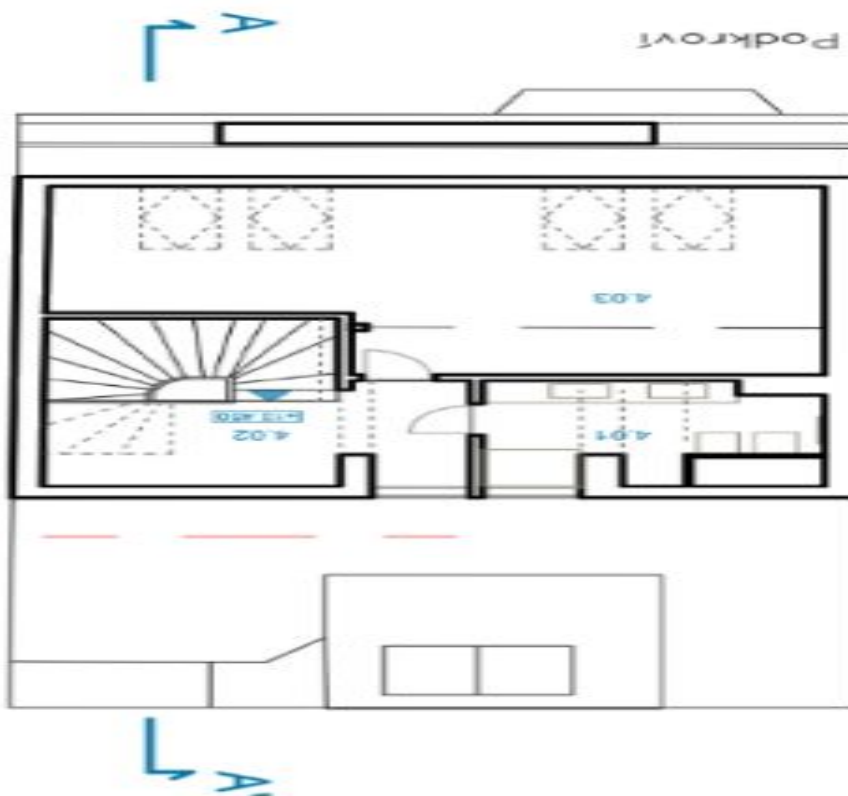
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TABULKA MÍSTNOSTÍ 3NP		
ID	NÁZEV	m ²
3.01	Pokoje Děti	13,5
3.02	koupelna	8,3
3.03	chodba/schodiště	16,3
3.04	šatna	4,5
3.05	ložnice	12,7
3.06	ložnice	14,8
3.07	balkon	1,9
CELKEM :		72,0

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TABULKA MÍSTNOSTI Podkrovi		
ID	NAZEV	m ²
4.01	koupelna	5,6
4.02	chodba	10,9
4.03	pokoje	261
CELKEM :		43,3

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