



## House Four-bedroom (5+kk)

242 m<sup>2</sup>, Prague 4, Michle, Na Rolích

€ 1 220 214 | CZK 29 700 000



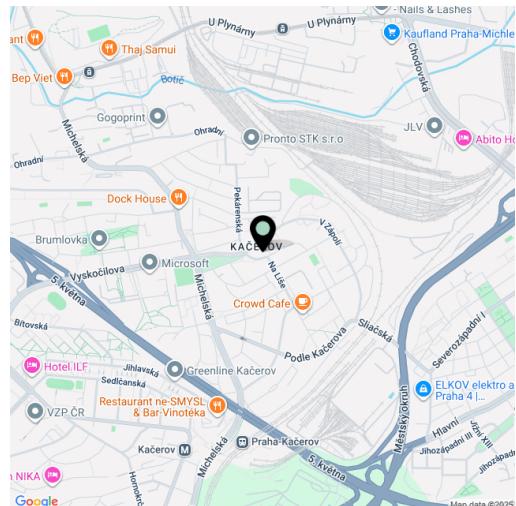


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Total area	242 m <sup>2</sup>
Plot	804 m <sup>2</sup>
Foot print	179 m <sup>2</sup>
Garden	625 m <sup>2</sup>
Floor area	147 m <sup>2</sup>
Parking	1 garage parking space; additional parking available on the property
Cellar	35 m <sup>2</sup>
PENB	G
Reference number	110383



**This family house from the 1930s, designed by the architect Zázvorka, is set in a well-maintained garden with mature trees and is intended for renovation, with the potential to be converted into a multi-generational residential building. The property is located in a quiet residential area of Prague 4 – Michle, with quick access to the city center and within walking distance of Kunratice Forest as well as the Budějovická metro station, which provides shopping, a health center, and other amenities.**

The house with a partial basement has two above-ground floors and an uninhabited attic with the potential for a loft conversion. Originally designed as a **two-family layout** (2x2-bedroom), it has been adapted into a **spacious 4-bedroom** configuration, though restoring the original layout is possible without major intervention. The ground floor currently features a kitchen connected to the living room, a bedroom, a bathroom, and an entrance hall with a walk-in closet. The first floor comprises three bedrooms, one with access to a **terrace**, and a second bathroom. The property also includes a detached garage of 60 m<sup>2</sup>.

Around 2010, the brick house was renovated, during which all major installations were renewed (copper piping) – water, electricity, and gas heating. The roof structure is in very good condition, and both the roof and windows were replaced during the renovation. In the attic, connections for electricity, sewage, and gas are already installed. The windows are wooden with double glazing, and the floors are a mix of wooden parquet, vinyl, carpet, and ceramic tiles.

The location offers quiet family living within reach of the expansive **Kunratice Forest** and the city center via the **Budějovická metro station**. Within walking distance, there are several kindergartens and primary schools with art and language programs, two high schools, the House of Children and Youth Prague 4 with a wide range of extracurricular activities, and the renowned **PORG school with a high school**. Within driving distance are **Thomayer Hospital**, **IKEM**, and the **Westfield Chodov** shopping center. Additional services are available at the Brumlovka multifunctional complex and the DBK shopping mall. The **Kačerov** transport hub (metro, buses, trains), approximately 950 meters away, provides quick connections to other parts of Prague. **Further development of transport infrastructure** is planned in the coming years, including the construction of a **new tram line** towards Budějovická by 2028 and its extension across Vyskočilova Street by 2030.

Total area approx. 242 m<sup>2</sup>, (of which interior approx. 147 m<sup>2</sup> + attic, cellar approx. 35 m<sup>2</sup>, garáž 60 m<sup>2</sup>), garden



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Plot	804 m <sup>2</sup>	
Foot print	179 m <sup>2</sup>	
Garden	625 m <sup>2</sup>	
Floor area	147 m <sup>2</sup>	
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