



## House Eight-bedroom (9+kk)

**Sold**

392 m², Praha-západ, Roztoky





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|                  |                   |
|------------------|-------------------|
| Total area       | 392 m²            |
| Plot             | 746 m²            |
| Foot print       | 199 m²            |
| Garden           | 547 m²            |
| Floor area       | 372 m²            |
| Terrace          | 20 m²             |
| Parking          | Garage for 2 cars |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | D                 |
| Reference number | 25686             |

**Multi-generation family house with a lovely garden and bright interior, located in the attractive residential area of Roztoky, only a few steps from the center of town and from a bus stop with a direct connection to Dejvice, Prague 6. Quiet residential location close to Roztocký Háj-Tiché údolí nature reserve, with good access to international schools and the Václav Havel Airport.**

The property consists of a **bigger renovated part** with six-bedroom layout and **smaller one-bedroom part in original condition**, both have separate entrances from the garden. The ground floor of the newer house comprises a living room with kitchen and dining area, a bedroom / study, bathroom with shower, separate toilet, laundry room, and a hallway. The first floor features 3 bedrooms (one with a private walk-in closet), a bathroom with a bathtub, a separate toilet, another walk-in closet, and a staircase. There is also a basement with a boiler room, a fitness room, and a bathroom with shower and plenty of space for a sauna.

The original house, which is suitable for renovation, offers a living room, kitchen, bathroom with bathtub, hallway, and an open attic bedroom.

The newly built house features **wooden parquet floors, large-format tiles**, wooden windows, fully equipped modern kitchen, gas boiler.

Roztoky offers good civic amenities including nurseries, schools, restaurants, cafes, supermarket, hospital, pharmacy, playgrounds, and a large sports ground. **15 minutes by bus to the Dejvická metro station** and complete services in Prague 6.

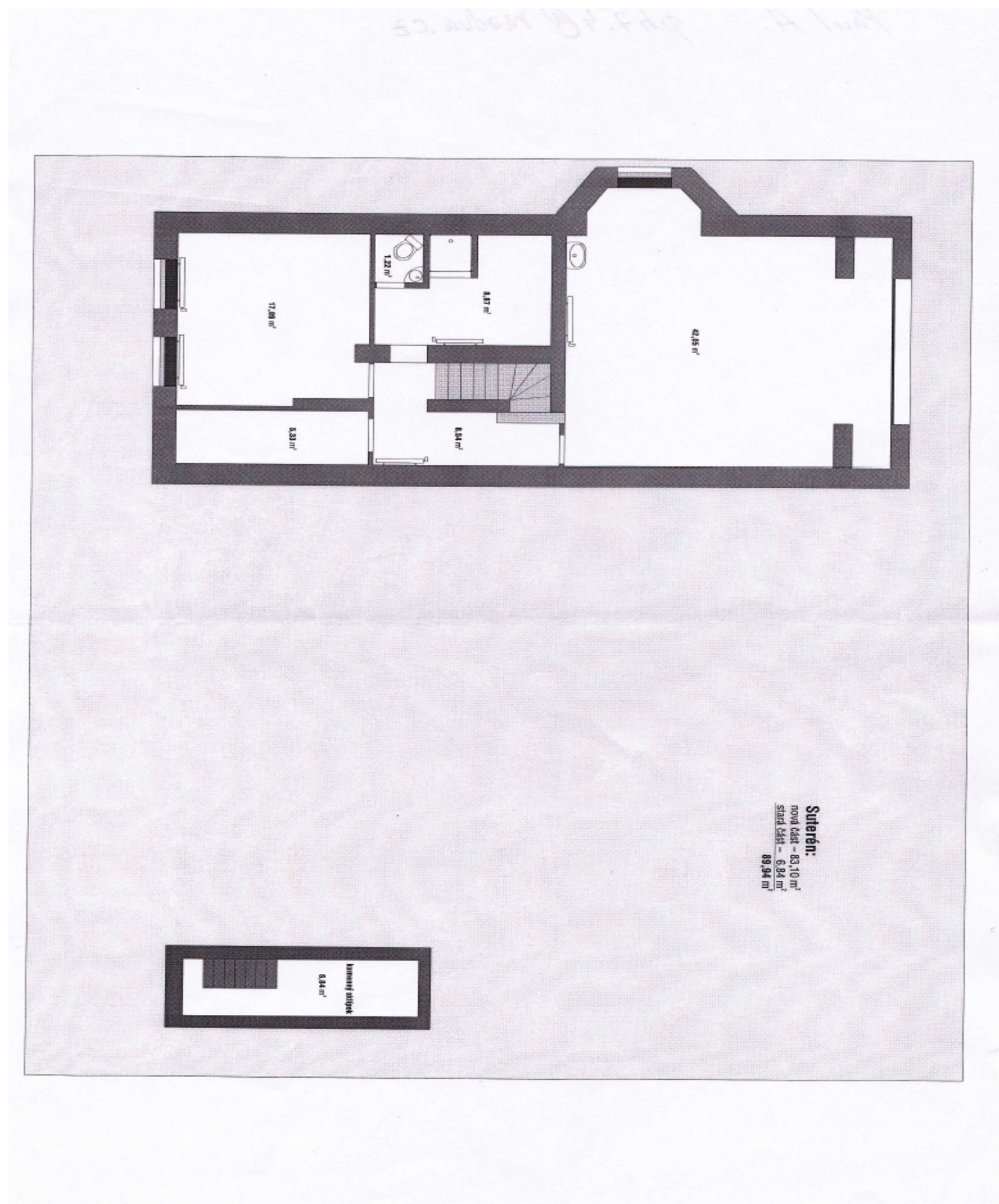
Total usable area 371.97 m² - newly built house 271.96 m², original house 100.01 m². Built-up area 199 m², garden 547 m², plot 746 m².



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392 m<sup>2</sup>, Praha-západ, Roztoky

