



House Five-bedroom (6+kk)

Sold

270 m², Prague 5, Smíchov, Pod Závěrkou

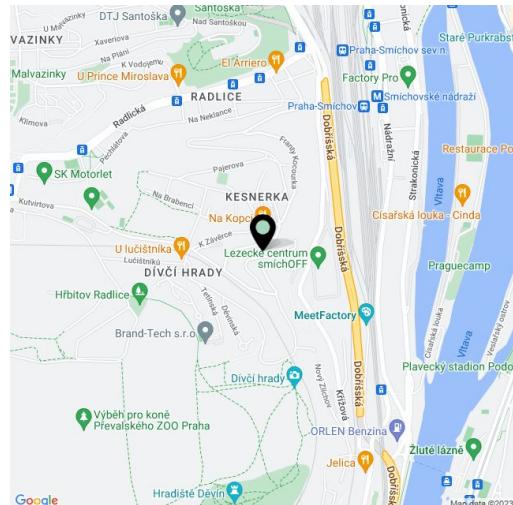




House Five-bedroom (6+kk)

Sold270 m², Prague 5, Smíchov, Pod Závěrkou

Plot	400 m ²
Foot print	255 m ²
Garden	145 m ²
Parking	Garage for two cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29976



This 4-story family house from the year 1936 with 2 large terraces, stunning views, and a low-maintenance garden is set almost at the end of a blind alley with minimal traffic. Located in a quiet green area just a short walk from Anděl in Smíchov.

The interior offers the possibility of creating up to 4 separate apartment units. On the ground floor there are 2 rooms connected by sliding doors, a hall, a closet, a bathroom (washbasin, corner bath, shower), separate toilet, and staircase. The 1st floor consists of a living room with a kitchen, a toilet (with a connection for a washing machine), and a corridor with access to the terrace. On the 2nd floor, there are 2 rooms (1 passage), a hall, and a bathroom with a balcony (corner bath, bidet, washbasin, partly separate toilet). The 3rd floor consists of an attic studio with a kitchen and bathroom (shower, sink, toilet), this space can be further enhanced. There is a boiler room in the basement, which can also be used as a laundry room or cellar.

The house has been continuously reconstructed, but it needs to be modernized to meet current housing requirements. It has **wooden floors** and **original casement windows**. Facilities include an **awning over the top terrace** or a **pergola with a jacuzzi**. Heating and hot water is provided by a gas boiler. There is a **double garage** with direct access from the street, and it is also possible to park on the street in front of the house. The lower terrace is located above the garage.

The Dívčí Hrady traditional residential quarter is a 10-minute bus ride from the Anděl metro station and the Na Knížecí tram stops, with easy access to the city's ring road. Near the house there is a kindergarten, other urban amenities are within short driving distance. **The Prokopské and Dalejské údolí natural park** is a short walk away.

Interior 270 m², built-up area 255 m², garden 145 m², land 400 m².