



## House Four-bedroom (5+1)

Sold

231 m<sup>2</sup>, Prague 6, Ruzyně





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Plot	633 m <sup>2</sup>
Foot print	358 m <sup>2</sup>
Garden	275 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33512

**This detached villa from the 1930s with 2 terraces, bay windows, a garden, and a garage is situated in Prague 6 - Ruzyně, a location with easy connections to the Prague Ring Road and within quick reach of the airport.**

The ground floor consists of a living room, a kitchen facing the garden, 2 bedrooms, a bathroom, a guest toilet, and an entrance hall. Upstairs are 3 bedrooms, a closet, and the attic. The basement is used as a laundry and boiler room and also has 2 cellar rooms.

Facilities include new plastic windows and entrance doors that provide excellent acoustic insulation. Otherwise, the house from 1924 requires reconstruction. The living rooms mostly have **original parquet floors**. The building is connected to the municipal water supply; the plot also has its own **well**. Heating is electric. Parking is in a **separate garage**; an additional parking space can be created on the plot.

The house stands on the ancient **pilgrimage route** from Prague to Hájek, near **Bílá Hora Hill** and a historic village that forms the oldest **settlement of Ruzyně**. Within a short driving distance, there is a kindergarten and elementary school, a children's and youth house, a sports hall, a supermarket, or several hobby markets. Transport links are provided by buses; the ride to the tram stop takes 4 minutes. The Nádraží Veleslavín metro station and the Václav Havel Airport are within a 10-minute drive.

Useable area 158 m<sup>2</sup>, built-up area 358 m<sup>2</sup>, garden 275 m<sup>2</sup>, plot 633 m<sup>2</sup>.