



## House Two-bedroom (3+1)

Sold

115 m<sup>2</sup>, Prague 9, Horní Počernice, Dobrošovská

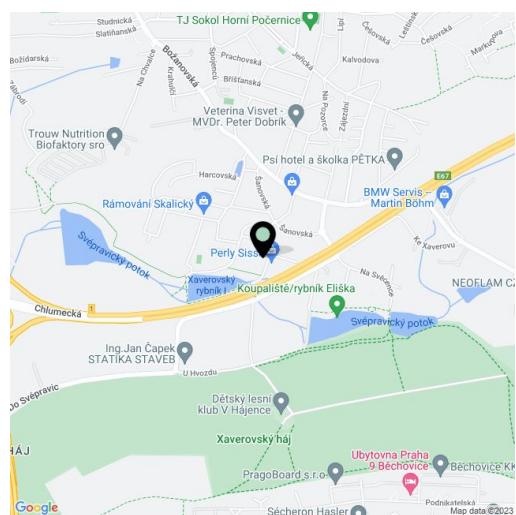




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Plot	1 050 m <sup>2</sup>
Foot print	240 m <sup>2</sup>
Garden	810 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	35345



**This villa from the 1930s suitable for reconstruction with a mansard roof, a fireplace, and a sunny garden with fruit trees stands on a corner 1,050 sq. m. plot in a traditional residential area in Horní Počernice near the Xaverovský Grove.**

The ground floor has a **southeast-facing living room**, a bright and airy kitchen with a dining area and **fireplace**, a bathroom with a window, a guest toilet, a hallway, and a closet. Upstairs, there is a bedroom and a small room, the staircase hall leads to the **terrace with a pergola** and a view of the garden. There is also an **attic** suitable for building another bedroom.

The house from 1932 has a **new roof** made of concrete tiles; otherwise, it is **suitable for reconstruction**. Facilities include plastic and casement wooden windows and the original cassette interior doors with **brass handles**. Gas heating. The property is connected to the sewerage system and municipal water supply and has its **own water well**. The large garden provides space for fruit trees, ornamental shrubs, flower beds, and open grassy areas for children to play in or relaxation.

The house is located near the **Xaverovský Pond**, where the **Klánovice-Čihadla Nature Park** begins, accessible via a **bike trail**. There are grocery stores nearby as well as a private kindergarten, and other civic amenities, such as a supermarket, pharmacy, elementary school, art school, and high school are a 4-minute bus ride away. Travelling by car is made easy thanks to the nearby access to the Prague Ring Road or the D11 highway. The shopping and entertainment zone in Černý Most is a short drive away.

Useable area 115 m<sup>2</sup>, built-up area 240 m<sup>2</sup>, garden 810 m<sup>2</sup>, land 1,050 m<sup>2</sup>, cellar about 7 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.