



House Seven-bedroom (8+1)

€ 1 703 854 | CZK 42 000 000

477 m², Prague 4, Modřany, Hubičkova





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Total area	477 m²
Plot	593 m²
Foot print	211 m²
Garden	382 m²
Floor area	407 m²
Balcony	8 m²
Terrace	28 m²
Parking	Double garage
Garage	34 m²
Cellar	-
PENB	G
Reference number	102631

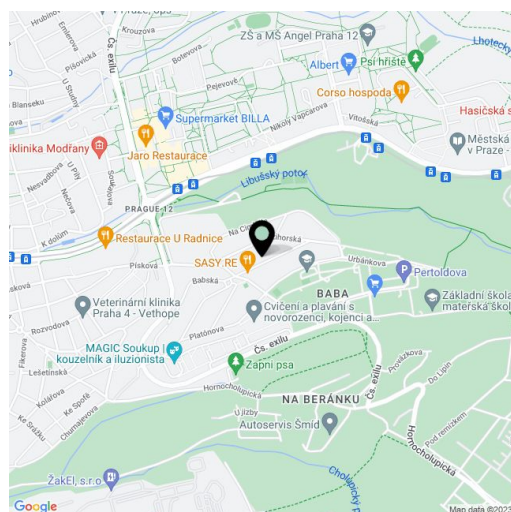
This very spacious brick house with a variable layout, a garage, a southeast-facing garden, a sunny terrace, and nice views of the surroundings is located in a quiet residential area immediately adjacent to the Modřanská rokle forest park. The property is suitable not only for multi-generational living, but also as a business.

The ground floor consists of an entrance hall, 3 rooms, a storage room with a **wardrobe**, a bathroom, a toilet, and a boiler room. On the 1st floor is a gallery with a hall, a main living area with an adjoining dining room and kitchen, 2 bedrooms, a bathroom, and another **wardrobe**. The living space, which is **open all the way to the roof** and has a **ceiling height of approx. 5 m** at its highest point, has access to a **sunny garden terrace** providing a welcome level of privacy. The 2nd floor (attic) with **impressive views** and thanks to the raised roof and **airy bright interior** is ready for the addition of extra rooms.

The house was approved in the 1990s and was reconstructed in 2019. The building is made of **Porotherm** bricks; windows are plastic with double glazing, the staircase is **oak**, the roof is covered with glazed **Bramac** tiles. Heating is provided by a Vaillant gas condensing boiler, and the secondary heat source is the fireplace in the living room, another **fireplace** is in the **garden**. Facilities include a security system, and parking is provided by a **double garage** with a high ceiling and direct access to the house (back-to-pack parking).

A nice and quiet area right next to the **Modřanská Rokle** with hiking and bike routes, an approx. 15 minutes' walk from Sofia Square with restaurants, a grocery store, a post office, a bank, or a pharmacy. A health clinic or cinema are also easily accessible, and **international schools** are nearby. Transport connections are provided by buses, and there is also a tram stop within walking distance, and by car you can easily connect to the Prague Ring Road.

Usable area 476.7 m² (interior 406.5 m², balcony 8 m², terrace 28.2 m², garage 34 m²), built-up area 211 m², garden 382 m², plot 593 m².

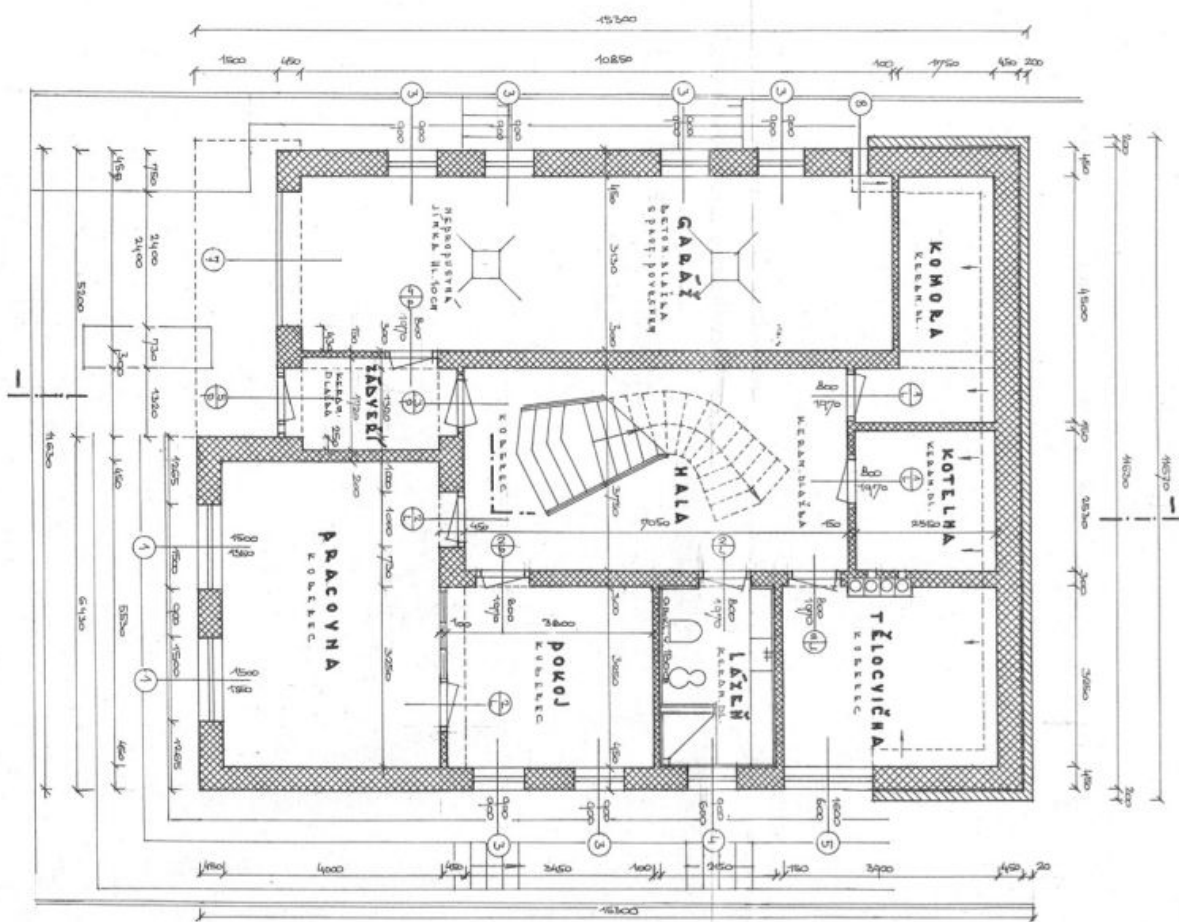




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PŘÍZEMÍ

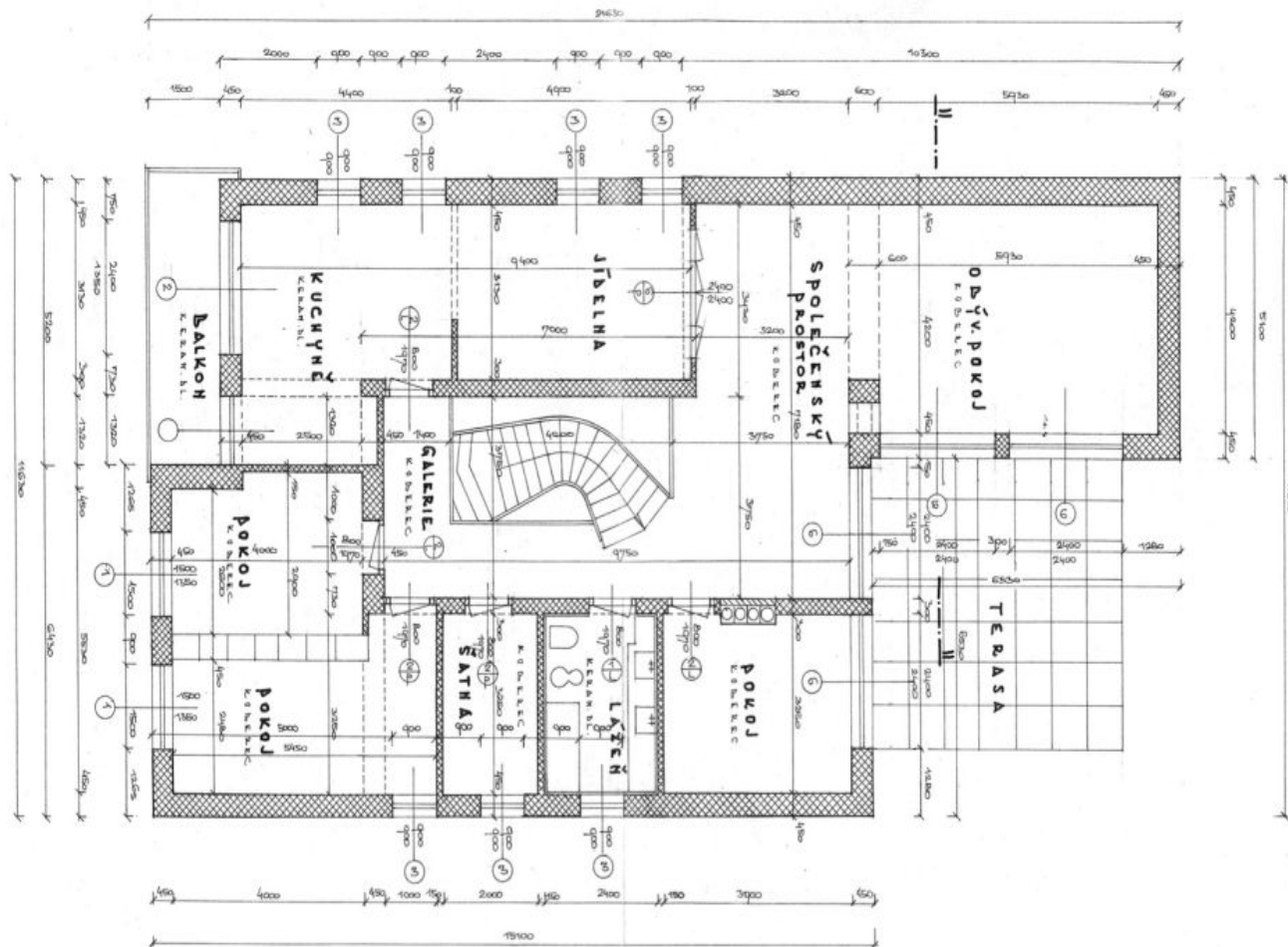
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1. PATRO

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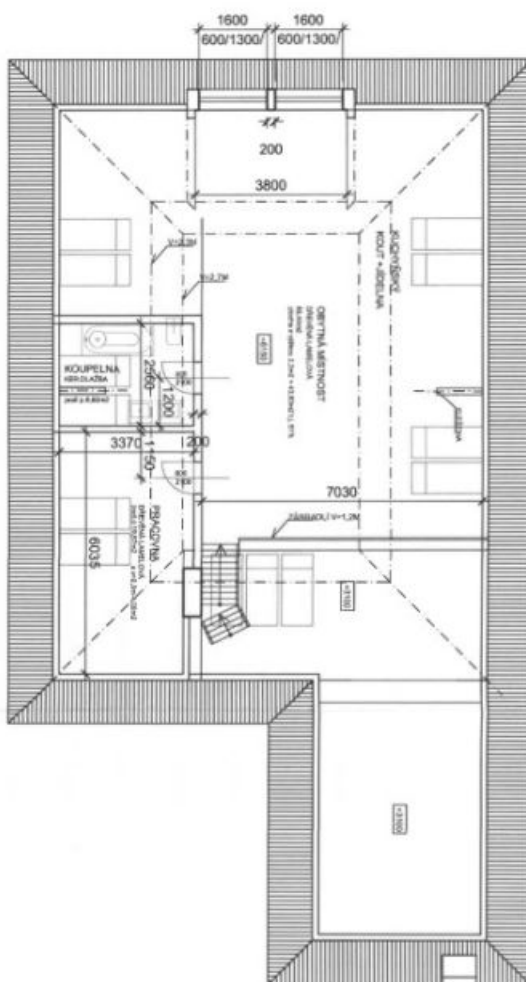


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VNITŘNÍ DISPOZICE PODKROVÍ



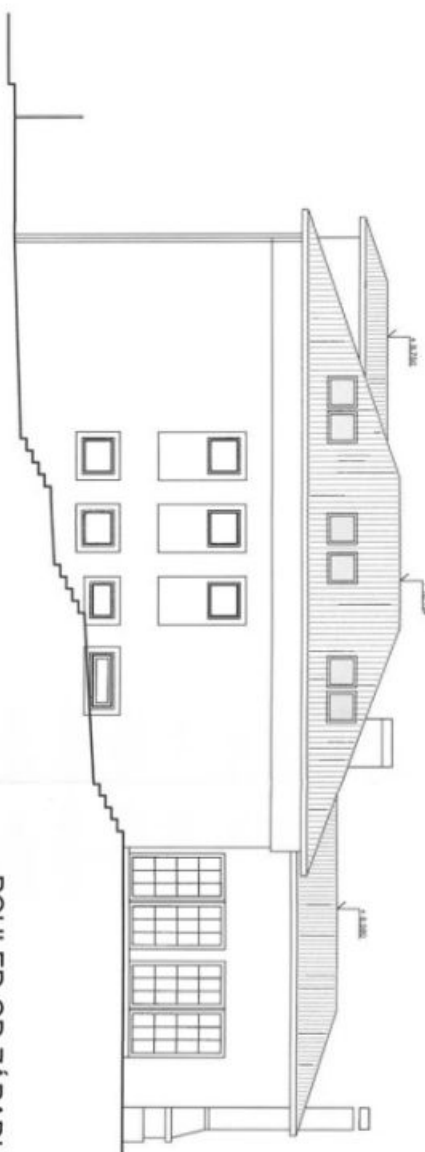


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POHLED OD ZÁPADU





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POHLED OD SEVERU



POHLED OD JIHU

