



## House Four-bedroom (5+1)

190 m<sup>2</sup>, Prague 6, Dejvice, Hermelínská

**Sold**





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|                  |                    |
|------------------|--------------------|
| Plot             | 241 m <sup>2</sup> |
| Foot print       | 83 m <sup>2</sup>  |
| Garden           | 158 m <sup>2</sup> |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 29719              |

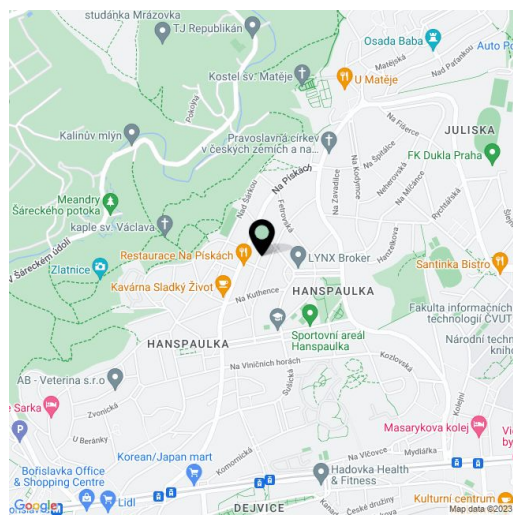
This terraced villa from the 1930s with a garage and a corner plot is part of a unique residential colony in Hanspaulka, a quiet neighborhood full of greenery near a large nature park, yet with an easy connection to the city center.

On the ground floor, there is a kitchen with a dining area, a living room, a toilet, and an entrance hall. The 1st floor consists of 3 bedrooms, one of which has a shower. In the attic, there are two more rooms, a bathroom, a guest toilet, and a closet. The house has a basement, where there is a laundry room, a cellar, a utility room, and a **garage**.

The house from 1929 is suitable for a complete reconstruction. **Original architectural features and equipment**, such as oak staircases, cast-iron radiators, and casement windows have been preserved in the interior. Heating is by a gas boiler. The corner garden is accessible from Hermelínská and Na Čihadle streets.

The Hanspaulka villa district was built mostly during the 1930s. Architects tried to apply the most modern theories of ideal housing on the houses they built here. **Many famous personalities** have chosen Hanspaulka as their home. Within walking distance, there is a kindergarten and elementary school, a supermarket, a pharmacy, a restaurant, a bank, or tennis courts. The Bořislavka metro station can be reached by bus; a bus stop is about a 2-minute walk from the house. The large **Šárka-Lysolaje nature park** is located not far from the villa.

Useable area about 190 m<sup>2</sup>, built-up area 83 m<sup>2</sup>, garden 158 m<sup>2</sup>, plot 241 m<sup>2</sup>.

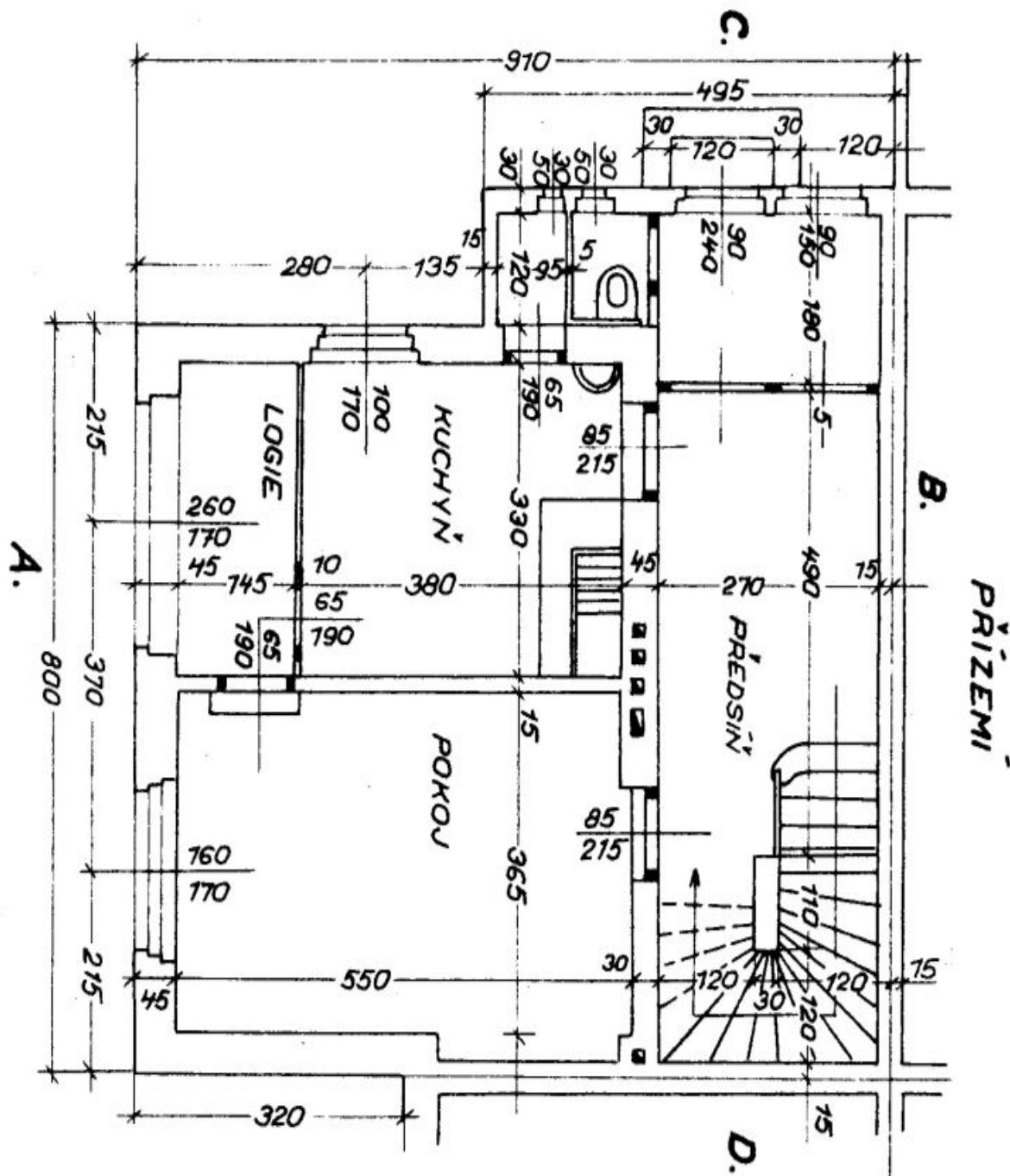




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