



## House Five-bedroom (6+1)

400 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická

**Rented**





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Plot	838 m²
Foot print	234 m²
Garden	604 m²
Parking	Three garage parking spaces.
Garage	Yes
Cellar	-
Service price	Service charges incl. deposit for water and garden maintenance CZK 14,500 per month. Gas and electricity will be billed separately.
PENB	G
Reference number	100335
Available from	Immediately

This freestanding two-generation renovated 5-bedroom 5-bathroom traditional villa with preserved original details and a garden, in the heart of the exclusive and highly sought-after Ořechovka residential neighborhood with grand villas and plenty of greenery, is in a quiet location near Prague Castle, with quick connections to the city center, the airport, and international schools, a few minutes from the Dejvická and Hradčanská metro stations.

The house with two living rooms and two kitchens has: on the ground floor: a living room with an open winter garden, fully fitted kitchen, a bedroom with bay windows, a bathroom with a bathtub and shower, a toilet, a walk-in closet, and a spacious entry hall. On the first floor: a large hall, a living room with a fireplace, a dining area, an open winter garden, and a circular staircase leading to the upper floor, a lounge with **access to the winter garden and terrace**, a fully fitted kitchen, and a bathroom with a massage shower and toilet. Second floor: access from the lower floor, two large bedrooms, a bathroom with a bathtub and toilet, an office with an en-suite shower bathroom with a toilet, and a hall. Semi-basement: three large rooms, a shower bathroom with a toilet, a walk-in closet, storage rooms, a boiler room, and a toilet.

Built-in storage, wooden floors, tiles, gas boiler, washing machine, dishwasher, alarm. Three garage parking spaces. Available from February 2023.

