



## House Four-bedroom (5+kk)

Rented

145 m<sup>2</sup>, Prague 6, Liboc, Špotzova





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Plot	115 m <sup>2</sup>
Foot print	71 m <sup>2</sup>
Garden	31 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Utilities in the approximate amount of CZK 6800/month are billed separately.
PENB	B
Reference number	35457
Available from	Immediately

This is a 4-bedroom 2-bathroom townhouse near the Prague British International School. Situated in a quiet and green residential neighborhood of Liboc, Prague 6, in close vicinity of the Hvězda Summer Palace and Park, Divoká Šárka natural preserve with the Džbán Reservoir outdoor swimming pool and multiple sports and relaxation opportunities. Location with very good access to the city center, the Václav Havel Airport and international schools in Prague 6. The closest metro stations are Petřiny and Nádraží Veleslavín stations, line A.

The ground floor features a spacious living room with a fully fitted open plan kitchen and floor-to-ceiling windows leading to the terrace and garden, a shower room with a toilet and bidet shower, a utility room, and a small room with direct access from the street. The first floor offers two bedrooms with built-in wardrobes and French windows overlooking the garden, an office / third bedroom, a full bathroom, and a hall with a built-in wardrobe. The second floor includes a large attic playroom / guest bedroom.

**Wooden floating floors**, large format tiles, underfloor heating throughout, gas boiler, washer/dryer, dishwasher, induction cooktop, laundry chute, video entry phone.

