



House Four-bedroom (5+kk)

Rented

186 m², Prague 4, Modřany, K Beránku





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Plot	550 m²
Foot print	114 m²
Garden	436 m²
Parking	Heated double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	9395
Available from	Immediately

This is a semi furnished 4-bedroom 2-bathroom free standing home with a garden, in a quiet and green residential neighborhood in Modřany, Prague 4. Situated on a southern slope overlooking the Vltava river and the surrounding countryside, near the popular Modřanská rokle (Modřany Gully) and the Točná forests. Location with good access to the city center and good amenities within easy reach, conveniently located for the Prague British International School.

The ground floor offers a split level living room with a fully fitted open plan kitchen, a dining area and **terrace** and **garden** access, a guest bedroom, a shower room with a toilet, and a hall with built-in wardrobes. The upper floor features three bedrooms - one with a large **built-in gallery suitable for a playroom** plus a storage room. There is a laundry room, a bathroom with a bathtub and a toilet, and **two balconies**. The basement level includes utility area and storage.

Laminated floors, tiles, built-in storage, French windows, external blinds, insect nets, washer, dryer, dishwasher, microwave oven, barbecue grill, central gas heating, TV, alarm, satellite connection. A **garden house with two heated rooms** and a heated **double garage** is available. Deposit for utilities: CZK 8-10,000/month.

