



## House Four-bedroom (5+1)

Rented

450 m<sup>2</sup>, Praha-západ, Dolní Jiřčany, Generála Peřiny





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Total area	450 m <sup>2</sup>
Plot	1 013 m <sup>2</sup>
Foot print	299 m <sup>2</sup>
Garden	714 m <sup>2</sup>
Floor area	250 m <sup>2</sup>
Terrace	200 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Charges for services CZK 2,500/month. Electricity and gas will be transferred to the tenant.
PENB	G
Reference number	100795
Available from	01.05.2027

This family house with an interesting layout featuring a fireplace, a heated swimming pool, a playground for children, and a large garden with a grill and a garage for 2 cars is situated in a quiet part of Psáry, Praha - Západ. Excellent direct access to Prague's city center, the Budějovická and Chodov metro stations (line C), and 3 minutes to the Prague Ring Road.

The first floor offers a spacious living room with a fireplace, a fully equipped kitchen with Miele appliances, a dining room, 2 bathrooms (one connected to a utility room), a walk-in closet, and a garage for 2 cars. The second floor includes 4 bedrooms (two with a gallery, the master bedroom has an en-suite bathroom), a study, and a bathroom with a massage bathtub.

Wooden floors and tiles, built-in wardrobes, security camera system, gas heating. A large garden offers a covered **heated exercise swimming pool**, a playground for children, an automatic irrigation system, and a **garage for 2 cars**. Available from February 2024, maybe earlier after an agreement.

