



## House Three-bedroom (4+kk)

Rented

124 m<sup>2</sup>, Prague 9, Horní Počernice, Artistů





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Usable area	124 m <sup>2</sup>
Plot	306 m <sup>2</sup>
Foot print	74 m <sup>2</sup>
Garden	233 m <sup>2</sup>
Floor area	116 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Two parking spaces.
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	102034
Available from	Immediately

This new, corner townhouse with 2 bathrooms is in a quiet residential neighborhood in Horní Počernice, a natural location with quick access to Mladá Boleslav and the Hradec Králové highway, within easy reach of the Černý most metro station and shopping and the Black Bridge golf resort. Amenities and quality restaurants are nearby, plus bus stops with connections e.g. to the Letňany and Depo Hostivař metro stations.

The ground floor features a living room with a fully fitted open plan kitchen and access to the terrace/garden, a utility room, a bathroom (walk-in shower, toilet), and an entrance hall with built-in wardrobes. The first floor offers a gallery with built-in wardrobes, three bedrooms also with built-in wardrobes, and a bathroom (bathtub, walk-in shower, toilet).

Heat recovery ventilation, cooling, heat pump, smart home system, vinyl floating floors, tiles, ample built-in storage, wooden Euro windows, automatic exterior blinds, underfloor heating, AEG appliances, dishwasher, induction cooktop, combination oven (electric/microwave), pyrolytic fan oven, wine fridge, automatic irrigation, garden house, WiFi - optic cable. Two parking spaces in front of the house are available.

