



## House Three-bedroom (4+1)

Rented

339 m<sup>2</sup>, Praha-západ, Vrané nad Vltavou, Nad Školkou





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Plot	751 m <sup>2</sup>
Foot print	278 m <sup>2</sup>
Garden	473 m <sup>2</sup>
Parking	Garage and parking in front of the garage.
Garage	Yes
Cellar	-
Service price	Utilities are billed separately.
PENB	G
Reference number	103995
Available from	Immediately

This unfurnished freestanding house from 1997, with 3 bathrooms, a sauna, and a landscaped southeast-facing garden is set on a quiet cul-de-sac in the village of Vrané nad Vltavou, located in a beautiful hilly landscape on the right bank of the Vltava River near the southern edge of Prague. A perfect location for family living - within easy reach of good amenities as well as a railway station with comfortable links to Prague's Main Railway Station. When travelling by car, a major advantage is easy access to the Prague Ring Road. The village is surrounded by dense forests with many natural monuments and reservations, which are part of the Central Bohemia nature park. You can reach the other side of the river by ferry.

The ground floor offers an entrance hall with built-in storage, a large living room connected to the dining room and **garden**, and a fully fitted kitchen connected by a glass door with the garden. There is also a room with a built-in wardrobe, a **sauna**, a bathroom, and a spacious storage closet with a shower. The attic, upper floor features 3 bedrooms, a small **study** accessible from one of the bedrooms, and a bathroom with a window and corner bathtub.

**Air-conditioning, hardwood** and vinyl floors, tiles, heat pump (air-to-air), wood-burning **fireplace**, new windows and carpet on the upper floor, blinds, storage heater, dishwasher, microwave oven. **Garage** with direct access to the house plus a covered **parking space** in front of the garage. The grassy garden is decorated with coniferous and deciduous solitary trees; a mature hedge ensures perfect privacy.

