



## House Four-bedroom (5+kk)

Rented

265 m<sup>2</sup>, Praha 5, Jinonice, Břežánecká





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Plot	337 m <sup>2</sup>
Foot print	101 m <sup>2</sup>
Garden	236 m <sup>2</sup>
Parking	Double garage and parking on the plot.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water and garbage removal: CZK 3,000. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	105028
Available from	Immediately

This renovated unfurnished semi-detached house with a garden is part of the contemporary Botanica residential project. Located in a green neighborhood bordering the Vidoule nature park, close to the Prokopské and Dalejské valleys with plenty of recreational opportunities, 350 m from the German School and within easy reach of the Japanese School and the airport. A quiet location with full amenities close-by, within walking distance of bus stops, the Nové Butovice metro station, and Galerie Butovice shopping center, 7 minutes by car to the Motol Golf Club.

The ground floor includes a spacious living room with a fully fitted open plan kitchen, a dining area, and access to the **terrace/garden**, a bedroom with access to the garden, a toilet, and an entrance hall. The upper floor features an **air-conditioned** master bedroom with an en-suite bathroom (walk-in shower, toilet, underfloor heating), two bedrooms, and a family bathroom (bathtub, bidet, toilet). The basement floor consists of a storage/utility room and a garage.

**Hardwood floors**, vinyl floors, tiles, wooden staircase, automatic exterior blinds, gas boiler, washer, dryer, dishwasher, microwave oven, alarm, automatic irrigation in the garden. A **double garage** and **parking on the plot** is available.

