



## House Four-bedroom (5+kk)

Rented

197 m<sup>2</sup>, Praha 5, Smíchov, Akáciová





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Plot	533 m <sup>2</sup>
Foot print	111 m <sup>2</sup>
Garden	422 m <sup>2</sup>
Parking	Garage and two parking spaces on the plot.
Garage	Yes
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	105547
Available from	Immediately

This brand new unfurnished 3-bathroom townhouse with a garden, situated in the immediate vicinity of a local forest - part of the Skalka natural monument - is set in a quiet residential neighborhood on the green slopes of Košíře, Prague 5, within easy reach of numerous sports grounds, amenities and services, and the German School. Conveniently located for the French School, the Nový Smíchov commercial and entertainment center, and the Anděl metro station (7 minutes by tram).

The ground floor includes an entrance hall with a built-in wardrobe, a utility room, and garage access. The first floor offers a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a bedroom, and a bathroom (walk-in shower, toilet). The second floor features a master bedroom with an en-suite bathroom (walk-in shower, toilet), a bedroom with a **terrace**, a fourth bedroom, and a bathroom (bathtub, toilet).

Hardwood floors, tiles, gas boiler, video entry phone. A **garage** and **two parking spaces** on the plot are available.

