



## House Four-bedroom (5+1)

€ 3 361 | CZK 85 000

313 m<sup>2</sup>, Praha 6, Ruzyně, Řeplská





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Total area	313 m <sup>2</sup>
Plot	378 m <sup>2</sup>
Foot print	278 m <sup>2</sup>
Garden	100 m <sup>2</sup>
Floor area	278 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	Yes
Service price	Deposit for utilities incl. water and security CZK 5,000/month. Energies - transferred to the tenant.
PENB	G
Reference number	10923
Available from	Immediately

**This renovated villa with a landscaped garden is located in a quiet green residential neighborhood just minutes from the Hvězda Summer Palace at Bílá Hora and Game Reserve, within easy reach of the Šárka and Ladronka parks as well as the airport. Good access to the city center (trams, buses), convenient to international schools.**

The ground floor features a spacious living room with a dining area and access to a 27 sq. m. terrace and garden, a fully fitted and equipped kitchen, a toilet with a sink and shower, and an entry hall. The first floor includes a large open playroom/study, two bedrooms, an 8 sq. m. balcony, and a shower bathroom with a toilet. There are two additional bright bedrooms on the second floor, plus a bathroom with a tub and toilet. The basement floor includes a laundry room and two storage rooms.

Green views, preserved original details, wooden floors, heated floors on the ground floor, recessed lighting, window blinds, built-in wardrobes, gas heating, attic storage, video entry phone, alarm connected to a security agency, washing machine. Garage with a remote controlled door plus parking on the plot.

