



## House Five-bedroom (6+kk)

Rented

325 m<sup>2</sup>, Praha-západ, Průhonice, Pod valem II





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|                  |   |
|------------------|---|
| Total area       | 325 m <sup>2</sup>  |
| Plot             | 1 000 m <sup>2</sup>                                      |
| Foot print       | 122 m <sup>2</sup>  |
| Garden           | 698 m <sup>2</sup>  |
| Floor area       | 300 m <sup>2</sup>  |
| Terrace          | 25 m <sup>2</sup>   |
| Parking          | Double garage.  |
| Garage           | Yes   |
| Cellar           | Yes   |
| Service price    | Utilities including garden maintenance: CZK 10,000/month. |
| PENB             | G   |
| Reference number | 12803   |
| Available from   | Immediately   |

This 5-bedroom 3-bathroom free-standing house with a garden and a full basement is located in a quiet residential area in the popular neighborhood of Průhonice, about a 15-minute drive from the center of Prague. Near the UNESCO protected Průhonický Castle and Dendrological Garden, with rich amenities in the vicinity and a short drive to the Čestlice shopping zone and Aquapark, and a 15-min. drive to the PBS international school (with a school bus stop nearby).

The ground floor includes an entry hall, spacious living room with a fireplace and a fully fitted open kitchen plus access to the terrace and garden, one large bedroom, and a shower bathroom with a bidet and toilet. On the upper floor are four bedrooms, two shared balconies, and two bathrooms with a toilet. The basement floor has a laundry room, a boiler room, a fitness/playroom, garage access, and storage.

Parquet, floating, and tile floors, built-in wardrobes, attic storage, gas heating, satellite TV connection, alarm that can be connected to a security agency. Double garage.

