



## Apartment Two-bedroom (3+1)

Rented

90 m<sup>2</sup>, Praha 4, Hodkovičky, V lučinách





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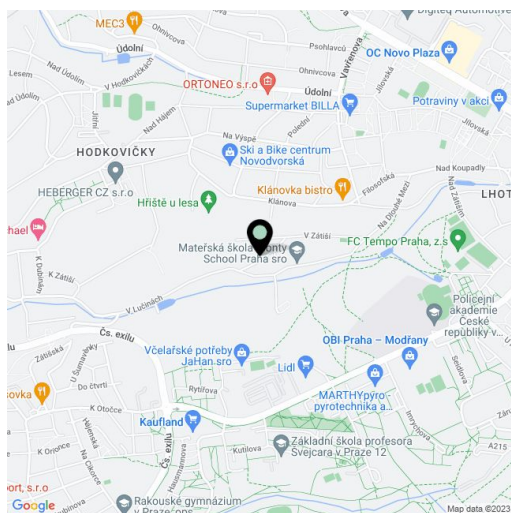
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|                  |                    |
|------------------|--------------------|
| Total area       | 90 m <sup>2</sup>  |
| Garden           | 25 m <sup>2</sup>  |
| Parking          | Courtyard parking. |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 1812               |
| Available from   | Immediately        |

Spacious 2-bedroom flat with a front garden on the ground floor of a family house in a peaceful and green residential area in Prague 4, neighboring a forest. Quiet and secure living in the middle of nature yet with all amenities in the near vicinity and bus connections to metro (ten minutes by walk). Bilingual (English and Czech) Monty preschool just moments away, good connections to the British international school in Modřany (school bus route).

The flat has living room with dining area, a fully fitted kitchen, two bedrooms, shower bathroom, toilet, and entry hall with access to the terrace and garden.

Green views, high ceilings, large windows, parquet floating floors, built-in wardrobes, gas boiler, dishwasher, microwave, telephone line, satellite connection, automatic gate. Two parking spaces in the courtyard included. Deposit for common building charges CZK 500/month. Electricity and gas will be transferred to the tenant's name.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.