



## House Four-bedroom (5+kk)

Rented

211 m<sup>2</sup>, Prague 8, Troja, Nad Vavrouškou





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Plot	500 m <sup>2</sup>
Foot print	98 m <sup>2</sup>
Garden	408 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	20481
Available from	Immediately

Benefiting from a lovely landscaped garden with a comfortable pergola, this 4-bedroom 2-bathroom semidetached house, built in 2000, is situated in a quiet green residential area in Troja, Prague 8. Located in close vicinity of the Šutka swimming pool, tennis hall and courts, a short walk to a bus stop and two stops from Kobylisy metro station (ten min. to the city center), with full amenities in the area. Convenient to the German and Italian secondary schools, to the Prague ZOO and the Botanical Garden.

Ground floor: one bedroom with a full bathroom, entry hall, garage access. First floor: three bedrooms, walk-in closet, bathroom with massage tub and walk-in shower, toilet, terrace with beautiful views of Prague and the surrounding greenery (Cherry orchard). Garden level: spacious open living room with a fireplace, dining area, a new fully fitted kitchen and terrace and garden access, toilet with laundry area, pantry.

Wooden floating floors and tiles, lots of built-in wardrobes, French windows, blinds, American type fridge, dishwasher, microwave oven, telephone line, Internet, video entry phone, alarm, outdoor fireplace, automatic irrigation. Can be furnished, partly furnished or unfurnished. Double garage plus parking in front of the garage. Utilities around CZK 7000 per month.

