



## House Six-bedroom (7+1)

452 m<sup>2</sup>, Prague 6, Břevnov, Loutkářská

Rented





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Plot	867 m <sup>2</sup>
Foot print	247 m <sup>2</sup>
Garden	620 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes

**Service price** Utilities CZK 10,000 per month. Electricity and gas will be transferred to the tenant.

**PENB** C

**Reference number** 20633

**Available from** Immediately

**Benefiting from numerous terraces and a sauna, this elegant house with a landscaped garden and beautiful views of Prague is situated in a prestigious residential area in Prague 6. An attractive quiet location in close vicinity of the Prague Castle and popular Ladronka Park, with quick connections to the city center (tram, bus - about ten min. to the Hradčanská metro station). Convenient to the airport and international schools in Prague 6.**

Ground floor: double height living room with a fireplace and access to the garden, a fully fitted eat-in kitchen with access to two terraces, a guest bedroom with access to the garden, a shower bathroom with a toilet, an entry hall, and access to the garage. First floor: large gallery, private master bedroom with a full bathroom and a fitted walk-in closet plus a terrace, one bedroom with an en-suite bathroom (tub, toilet) and a fitted walk-in closet, three additional bedrooms, and a shower bathroom with a toilet. Second floor: bedroom/office with access to the roof terrace providing beautiful views of Prague. Basement floor: sauna, walk-in shower, toilet, wine storage, utility area, storage.

Hardwood parquet floors, tiles, security entry door, French windows, blinds, plenty of built-in wardrobes, baby gates, washing machine, alarm, camera system.

