



## House Four-bedroom (5+1)

Rented

350 m<sup>2</sup>, Prague 5, Smíchov, U Klikovky





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Plot	925 m <sup>2</sup>
Foot print	387 m <sup>2</sup>
Garden	538 m <sup>2</sup>
Parking	Two covered parking spaces on the plot.
Cellar	Yes
PENB	G
Reference number	20799
Available from	Immediately

This refurbished, partly furnished 4-bedroom 2-bathroom semi-detached house with a large garden, formerly a Baroque building restored in a Classicist style, is situated in a quiet prestigious residential neighborhood full of greenery, convenient to the French and German international schools. Just a few minutes' drive to the Anděl commercial and entertainment center and metro station, and a short walk to the trams on Plzeňská Street. A bus stop and grocery store are just a few steps away.

The ground floor includes an entry hall, an office/guest bedroom with a fireplace, a walk-in closet, a storage room, a toilet, and access to the garden. The first floor features a hall, a living room, a fully fitted kitchen with a pantry, two bedrooms, and a full bathroom. The second floor offers two attic bedrooms (one is walk-through), a shower bathroom with a toilet, and a storage room.

Beautiful green views, preserved original features, original beam ceilings, stone walls and door frames, wooden window shutters, new hardwood parquet floors, tiles, security entry door, three gas boilers, dishwasher, wine fridge, alarm, security camera system, video entry phone. Cellar. Two covered parking spaces on the plot included. Deposit for water and sewerage, Internet connection, waste collection, building manager services CZK 4,000. Electricity and gas are paid separately (transferred to the tenant).

