



## House Six-bedroom (7+1)

363 m<sup>2</sup>, Prague 5, Smíchov, Nový Zlíchov

Rented





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Usable area	363 m <sup>2</sup>
Plot	920 m <sup>2</sup>
Foot print	160 m <sup>2</sup>
Floor area	330 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22207
Available from	Immediately

Benefiting from a sauna and beautiful views of Prague incl. the Vyšehrad Castle, this is a spacious 6-bedroom 4-bathroom free standing villa with a landscaped garden. Set in a slope in a quiet green residential area in Smíchov, Prague 5, within quick reach of the commercial district of Anděl, convenient to the German and French Schools, in close vicinity of the peaceful environment of the Prokopské Valley.

Ground floor: living room with a fireplace, dining area and terrace, a fully fitted kitchen with pantry, guest bedroom (office), walk-in closet, guest toilet, entry hall. Mezzanin floor: balcony. First floor: three bedrooms, three bathrooms (two en-suite), walk-in closet. Garden level: two bedrooms, shower bathroom, a fitted kitchenette, sauna, shower, toilet, fitness room, storage room, utility area, terrace and garden access.

Wooden floating floors, tiles, built-in wardrobes and storage, gas boiler, blinds, dishwasher, video entry phone, alarm, bars on downstairs' windows. Double garage plus parking on the street. Utilities will be transferred to the tenant (CZK 8-10,000/month).

