



## House Six-bedroom (7+1)

Rented

360 m<sup>2</sup>, Prague 4, Modřany, Darwinova





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Plot	535 m <sup>2</sup>
Foot print	159 m <sup>2</sup>
Garden	376 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Monthly charges incl. garden maintenance and security + gas and electricity CZK 18,500.
PENB	A
Reference number	22821
Available from	Immediately

**Four story 6-bedroom 6-bathroom freestanding house with a huge roof terrace (88 m<sup>2</sup>) and views of the surrounding residential area and greenery. Located in a quiet Prague 4 residential neighborhood with a wide range of amenities and sports facilities in the area, convenient to the English International School of Prague. Good access to the city center.**

Main floor: comfortable living room with a dining area, large hall and balcony, fully fitted kitchen, guest bedroom with an en-suite bathroom, shower bathroom, entrance hall. First floor: hall with terrace access, master bedroom with an en-suite bathroom, three more bedrooms, balcony, shower bathroom. Second floor: hall with access to the roof terrace, one bedroom, shower bathroom. Basement floor: separate guest suite incl. hall, one bedroom and shower bathroom, boiler room, laundry room, storage, garage access.

Oak floors, tiles, heated floors in bathrooms, built-in wardrobes, French windows, gas boiler, alarm, very good insulation. Landscaped garden, automatic irrigation, private well for watering the large garden.

