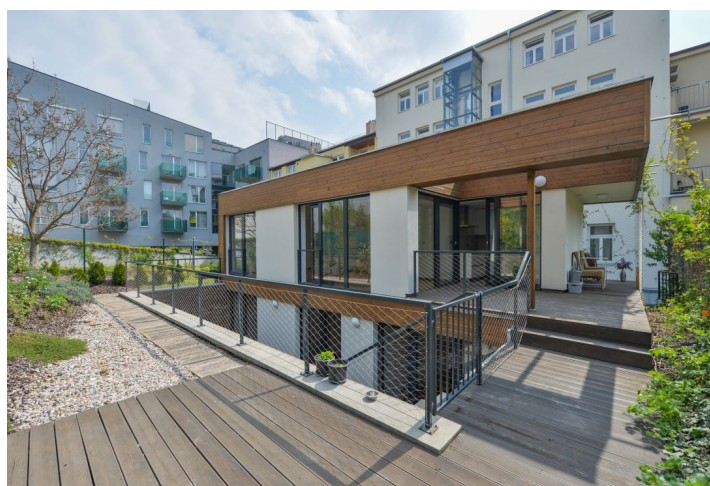




## House Three-bedroom (4+kk)

€ 1 902 | CZK 48 000

151 m², Prague 5, Smíchov, Holečkova





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€ 1 902 | CZK 48 000

151 m², Prague 5, Smíchov, Holečkova

Usable area	151 m²
Floor area	109 m²
Terrace	42 m²
Parking	Garage parking can be arranged nearby.
Garage	Yes
Cellar	-
PENB	D
Reference number	25323
Available from	Immediately

Recently built 3-bedroom free standing house with 2 terraces and a small garden, situated in the courtyard of a renovated traditional residential building. Located in Hřebenky, a highly sought after residential area in close vicinity of the Kinského Garden, Petřín Hill and Nový Smíchov shopping and entertainment center. Quiet area with bus connections, convenient to trams, Anděl metro, and the French School, quick access to the city center. Bus stop near the building, direct connection to the airport.

The upper level offers a comfortable living room with a fully fitted open plan kitchen and terrace access, a guest toilet, and an entrance hall with built-in wardrobes. The lower floor features three separate bedrooms - **all with terrace access**, a bathroom (walk-in shower, sink, bidet, toilet), and a utility room. The upper and lower terrace are connected via a staircase.

**Oak floors**, tiles, floor-to-ceiling aluminum double glazed windows, electric boiler, dishwasher, combination fan / steam oven, microwave oven, laundry chute, washing machine, dryer, alarm. No lift. **Garage parking** can be arranged nearby at CZK 2000/month. Service charges are included. Deposit for water consumption is CZK 400/person/month. Electricity is paid separately.

Interior 109m², terraces 30m² and 12m².

