



## House Seven-bedroom (8+1)

Rented

322 m<sup>2</sup>, Prague 5, Smíchov, Pod Klikovkou





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Plot	788 m²
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28648
Available from	Immediately

**Renovated 7-bedroom 3-bathroom 1928 villa with a mature garden, situated in a sloping plot in a quiet prestigious residential neighborhood full of greenery, just moments from Klamovka Park. Convenient to the French and German international schools, just a few minute drive to Anděl metro station and Nový Smíchov commercial and entertainment center, and a short walk to trams at Plzeňská street.**

The main floor features a fully fitted eat-in kitchen with pantry, living room separated by glass doors from a walk-through study, one bedroom, hall with a grand oak staircase, storage room, toilet, entrance hall with built-in wardrobes, and a side entrance. The upper floor includes four bedrooms - one is walk-through, two bathrooms (walk-in shower, bath / walk-in shower), two toilets, walk-in closet, and two balconies. There is a garden level offering two more bedrooms plus a walk-through room (suitable as a guest suite), shower bathroom with toilet, walk-in closet, boiler room, laundry room, storage, and hall with garden access. The large attic space is best used for storage.

Preserved original details, high ceilings, stucco decorations, solid wood parquet floors, tiles, wooden floating floors, wardrobes, gas boiler, washer, dishwasher, alarm. Garage and two parking spaces on the plot available (automatic gate). Utilities CZK 10,000 per month.

