



## House Four-bedroom (5+kk)

Rented

174 m<sup>2</sup>, Praha 5, Lipence, Jílovištská





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Plot	524 m <sup>2</sup>
Foot print	115 m <sup>2</sup>
Garden	409 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
PENB	B
Reference number	28970
Available from	Immediately

This 4-bedroom 2-bathroom free standing house with a Jacuzzi is in a modern well kept gated residential complex with camera system and lots of greenery. Located in the peaceful village of Lipence, on the edge of the local forest, near the Brdy forest, a short drive from Zbraslav, about a 20 minute drive from the center of Prague. Location with good amenities, children's playgrounds, bike trails and a golf center close by. Convenient to the airport and the PBS international school in Modřany.

The ground floor offers an open living room with a fireplace, dining area, a fully fitted kitchen and access to the terrace and garden, guest toilet, and entrance hall with built-in wardrobes and garage access. The first floor includes four bedrooms, a fitted **walk-in closet**, two bathrooms (bathtub / walk-in shower, sink, toilet), and hall with built-in wardrobes. The well kept landscaped garden features a **Jacuzzi** and terrace awning.

**Solid wood parquet floors**, tiles, gas boiler, automatic outdoor blinds (incl. a master switch), washer, dryer, dishwasher, TVs, alarm, garden furniture, barbecue grill. **Garage** and parking in front of the garage. Deposit for utilities CZK 7000 per month. Safe environment ideal for families with children.

