



## House Four-bedroom (5+kk)

Rented

189 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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Plot	197 m <sup>2</sup>
Foot print	84 m <sup>2</sup>
Garden	113 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	29640
Available from	10.07.2024

This is a high quality 4-bedroom 3-bathroom low energy townhouse - part of the TOP RESIDENCE situated in the charming Šárecké Valley surrounded by green hills and peaceful countryside. Good connection to the city center, the airport and international schools in Prague 6, convenient to Dejvická metro station with full amenities in the area. Just steps to Global Concept Montessori School, and five min. to the ISP School.

The ground floor features a furnished living room with a **slow burning stove**, dining area, a fully fitted open kitchen and access to the terrace and garden, a guest bedroom, bathroom (walk-in shower, toilet), and entrance hall with built-in wardrobes. The first floor includes master bedroom with an en-suite bathroom (bath, bidet, toilet) and a fitted **walk-in closet**, two bedrooms with a shared **balcony** facing the garden, family bathroom (walk-in shower, toilet), and hall. The basement floor consists of a wellness room (or a playroom or a guest bedroom) with garden access, laundry room, boiler room, and garage access.

**Heat recovery ventilation system, hardwood floors, tiles, granite kitchen countertop, large format French windows, Artemide light fixtures, automatic external blinds, gas boiler, washing machine, dishwasher, induction cooktop, video entry phone, central vacuum cleaner. Double garage, automatic garage gate, 24-hour security, social club and a children's playground.** There is a number of cycling and jogging paths in the area. Utitlites CZK 15,000/mo.

