



## House Three-bedroom (4+1)

Rented

218 m<sup>2</sup>, Prague 5, Slivenec, Ke Smíčovu





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|                  |                      |
|------------------|----------------------|
| Usable area      | 218 m <sup>2</sup>   |
| Plot             | 160 m <sup>2</sup>   |
| Foot print       | 80 m <sup>2</sup>    |
| Garden           | 80 m <sup>2</sup>    |
| Floor area       | 194 m <sup>2</sup>   |
| Terrace          | 24 m <sup>2</sup>    |
| Parking          | Parking on the plot. |
| Cellar           | -                    |
| PENB             | G                    |
| Reference number | 29794                |
| Available from   | Immediately          |

This is a fully refurbished, fully furnished semidetached home with a beautifully landscaped front garden, situated in a quiet residential area in the village of Slivenec, with rich amenities and quick access to the city center, 15 min. from Smíchovské nádraží railway and metro station. Natural location within easy reach of the Chuchelský forest and Berounka riverbank, ideal for sports enthusiasts.

The ground floor features a spacious living room with a working traditional **stove** and direct access to the garden, a fully fitted and equipped kitchen with dining area, shower room with laundry area, and a separate toilet with bidet. The upper floor includes master bedroom with an en-suite bathroom (walk-in shower, bidet, toilet) and access to a **24 m<sup>2</sup> terrace**, two further bedrooms, and a family bathroom (bathtub, walk-in shower, bidet, toilet).

Beautiful natural views, **oak plank flooring** on the upper floor, wooden staircase, heated tiles, blinds, gas boiler, washing machine, dishwasher, TV, alarm. One **parking space** on the plot available, plus one parking space by the entrance gate. Utilities approx. CZK 6500 per month.

