



## House Three-bedroom (4+kk)

Rented

220 m<sup>2</sup>, Praha-západ, Černošice, Mokropeská





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Plot	800 m²
Parking	Two parking spaces on the plot.
Cellar	-
PENB	G
Reference number	29998
Available from	Immediately

This is a completely furnished, contemporary 3-bedroom 2-bathroom free standing house with a special huge winter garden and a landscaped garden, situated in a quiet residential area of Černošice, just about a 30 minute drive to the center of Prague. Quiet natural location with excellent amenities within easy reach, about a 20-30 min. drive to international schools. The home is located in the immediate vicinity of a square with shops, supermarket, restaurant, cafes, medical facilities, pharmacy and a regular farmers' market. Local amenities also include a kindergarten, school and a winter sports stadium. Access to Prague is provided by quick and frequent train links (16 minutes to Smíchovské nádraží station) and bus links. Sought after residential neighborhood within easy reach of the beautiful protected landscape area of Český kras.

The ground floor features a living room with a fireplace, dining area and a fully fitted open kitchen, plus a unique adjacent winter garden which can be fully opened into the garden or used as a part of the living area. There is a bathroom (walk-in shower, toilet, bidet shower) with utility area, storage room, and entrance hall. The upper floor offers three bedrooms, a large fitted walk-in closet, bathroom (bathtub, walk-in shower), a separate toilet, and a large hall.

Screed flooring, built-in wardrobes, French windows, electric boiler, underfloor heating, Sonos sound system, projector and projecting screen, light dimmers, Miele appliances incl. washer, dryer, dishwasher and induction cooktop, drinking water filtration system, TV, alarm, winter garden with automatic blinds, summer kitchen and barbecue, garden with a fountain, shower and lighting, side terrace with awning. **Two parking spaces** on the plot, automatic gate. Utilities approx. CZK 5000 per month. Charges for house cleaning, garden maintenance, O2 TV and the Internet approx. CZK 5000 per month. Available from November 1, 2018.

