



## House Five-bedroom (6+1)

Rented

250 m<sup>2</sup>, Prague 6, Střešovice, Cukrovarnická





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Plot	1280 m <sup>2</sup>
Foot print	80 m <sup>2</sup>
Garden	1200 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	3110
Available from	Immediately

**Built in 1927, this three story 5-bedroom 3-bathroom villa with a large terrace and mature garden is located in the heart of the exclusive and highly sought after residential neighborhood, Ořechovka. The area is situated near the Prague Castle, and is lush with trees, parks, and distinguished villas, with good connections to the city center.**

The main floor features a glass entrance area (winter garden), hall, living room with dining area and terrace access, fully equipped new kitchen, shower bathroom with toilet, and a huge tiled terrace. The first floor includes a hall with balcony access, three bedrooms, one of them with an historic ceramic stove, and bathroom with corner bath tub, shower and toilet. The attic floor has two more bedrooms and bathroom with tub and toilet. There is boiler room and storage space in the basement.

Parquet and tile floors, bars on downstairs windows, attic vertical windows, blinds, dishwasher, telephone line, satellite TV connection, alarm system (including the garden) that can be connected to a security agency, camera system, audio entry phone, automatic garage gate, garden house. Double garage with automatic gate. The villa has a separate lower ground floor apartment which is not available for rent. Utilities are billed separately.

