



## House Four-bedroom (5+kk)

Rented

252 m<sup>2</sup>, Prague 4, Hodkovičky





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Usable area	252 m <sup>2</sup>
Plot	687 m <sup>2</sup>
Foot print	146 m <sup>2</sup>
Garden	541 m <sup>2</sup>
Floor area	246 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Single garage and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31101
Available from	Immediately

This renovated free standing home from the end of the 19th century, with a landscaped garden, is set in a tranquil residential neighborhood in the immediate vicinity of the Hodkovičky Forest. Location with bus connections to Budějovická metro station (bus stop is two min. away) and quick access to the Prague British School and the Austrian School. Within easy reach of complete amenities incl. a kindergarden and primary school, a supermarket, a medical center, and a bike path. A large shopping and cultural center, the new Lhotka swimming pool, a golf course and a football club are just a short drive away.

The ground floor consists of a living room, a fully fitted kitchen, a pantry with a separate entrance from the garden, one bedroom, a bathroom, an entrance and staircase hall, and storage space under the staircase. The first floor features two bedrooms, a study with a **balcony** and beautiful green views, a bathroom, and a closet with access to the attic that can be used for storage. The basement includes large cellars and a boiler room.

Vinyl floors, tiles, security entry door, casement windows, new kitchen with appliances, new gas boiler. **The sunny southwest-oriented garden** has a grassy lawn and the tall trees provide plenty of shade. **A garage and parking on the plot** are available. Utilities approx. CZK 7000 per month.



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