



## House Six-bedroom (7+kk)

Rented

452 m<sup>2</sup>, Prague 5, Smíchov





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Total area	452 m <sup>2</sup>
Plot	590 m <sup>2</sup>
Foot print	227 m <sup>2</sup>
Garden	363 m <sup>2</sup>
Floor area	351 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Garage for four cars and parking in front of the garage.
Garage	50 m <sup>2</sup>
Cellar	-
Service price	Deposit for utilities, alarm, garbage disposal, and Internet CZK 12,000/month.
PENB	B
Reference number	31204
Available from	Immediately

This modern, fully refurbished corner townhouse is set in a quiet and green Prague 6 residential neighborhood, near the French School, Ladronka and Klamovka Parks and the Skalka nature reserve. A location with quick access to the center of Prague and the airport, bus connections to the Anděl and Dejvická metro stations, and full amenities within easy reach incl. the Anděl/Nový Smíchov commercial and entertainment center, 100 m from a bus stop.

The ground floor offers three bedrooms, a bathroom, a separate toilet, a corridor with built-in wardrobes, a utility area, storage rooms, and a terrace, garden, and garage access. The upper floor features a spacious living room with a **double sided fireplace**, a fully fitted open plan kitchen, a dining area, a balcony, and a **large terrace** with stairs leading to the garden. There are three bedrooms, a bathroom, a separate toilet, built-in wardrobes in the hallway, and access to the terrace. Both bathrooms are equipped with a bathtub, a walk-in shower, a double sink, and a toilet.

Laminate floors, tiles, French windows, exterior blinds, gas boiler, underfloor heating in the bathrooms, dishwasher, microwave oven, alarm, video entry phone, automatic irrigation, automatic garage gate. **Four-car garage** plus parking in front of the garage available. Available from mid July 2023.