



## House Five-bedroom (6+kk)

Rented

460 m<sup>2</sup>, Prague 5, Jinonice, Chmelařská





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Plot	582 m <sup>2</sup>
Foot print	161 m <sup>2</sup>
Garden	421 m <sup>2</sup>
Parking	Double garage and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	32771
Available from	31.08.2024

This contemporary air-conditioned 5-bedroom 4-bathroom free standing house with 3 terraces is set in the modern Botanica residential project in a green neighborhood bordering the Vidoule natural park, mere steps from the German School. Quiet location with full amenities close by, in close vicinity of the Prokopské and Dalejské Valleys with plenty of recreational opportunities, and within walking distance of bus stops and Nové Butovice metro station.

The ground floor offers an open living room with a **fireplace** plus a fully integrated kitchen and a dining area, both with terrace and garden access, a bathroom, a large fitted **walk-in closet**, a storage room, and an entrance hall. The first floor includes a master bedroom with an en-suite bathroom and terrace access, two bedrooms each with a **walk-in closet**, an office, and a family bathroom. The second floor features a spacious bedroom with an en-suite bathroom and access to a huge roof terrace. The basement floor includes a laundry / boiler room, a fitness room, a large storage room, a storage room that could be converted into a sauna, and garage access. The house has a back staircase accessing the upper bedroom and the basement, and a garden house.

**Hardwood flooring**, tiles, automatic external blinds, central vacuum, gas boiler, underfloor heating, dishwasher, induction cooktop, microwave oven, satellite TV connection, alarm, automatic irrigation, automatic garage door and gate. **Double garage and parking on the plot** is available. Deposit for utilities: CZK 14,000 per month. Available from August 1, 2022. **Unfurnished** despite the photos.

