



## House Five-bedroom (6+1)

Rented

350 m<sup>2</sup>, Praha-západ, Průhonice, Sadová





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Plot	1 081 m <sup>2</sup>
Foot print	220 m <sup>2</sup>
Garden	861 m <sup>2</sup>
Parking	Garage beside the house and in the basement.
Garage	Yes
Cellar	Yes
Service price	Utilities including garden maintenance are approx. CZK 17,000/month.
PENB	Not required
Reference number	3315
Available from	Immediately

This comfortable bright 5-bedroom 4-bathroom freestanding house with a sauna and a back yard is part of a private residential complex with a common garden, a swimming pool, a fitness room, and a sauna. Located in a prestigious, quiet, and green residential area in the center of Průhonice, highly popular among the expat community, 100 m from the main square, only a 15-minute drive from the center of Prague, the house is near Průhonice Castle, the UNESCO protected Průhonice Park, Dendrological Garden, and a large children's playground, only a five min. drive to the Čestlice shopping and entertainment zone with the Aquapalace water park.

On the ground floor, there is a fully fitted eat-in kitchen, a large living/dining room with a **fireplace** and access to the **terrace** and a good size **garden**, a bedroom, a bathroom with a bathtub, a separate toilet, and an entrance hall with a built-in wardrobe. The terrace/patio has an outdoor fireplace. The first floor has 4 bedrooms, a bathroom with a bathtub and a walk-in shower, a separate toilet, and **2 walk-in closets**. The basement includes a **sauna** with a relaxation area, a guest bedroom, a bathroom with a shower, a storage room, a utility area, a laundry room, and garage access.

**Hardwood floors**, large-format tiles, solar panels, built-in wardrobes, electric heating, dishwasher, alarm that can be connected to the police. A charging port for electric cars can be installed. Beautiful shared garden with a playground for children and automatic irrigation, shared fitness center, and a **swimming pool** (6x12 m). Basement **garage** and **garage** next to the house.

