



## House Three-bedroom (4+kk)

Rented

180 m<sup>2</sup>, Praha-západ, Zbuzany, Keltská





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Plot	996 m <sup>2</sup>
Foot print	300 m <sup>2</sup>
Garden	696 m <sup>2</sup>
Parking	A covered parking space and two spaces on the plot.
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	35162
Available from	Immediately

This fully air-conditioned, energy-efficient freestanding home with a landscaped garden, designed by Oldřich Hájek from the Šafer Hájek Architects studio, is situated in a quiet residential area in the village of Zbuzany, about a 20 min. drive from Prague, near the Prague Ring Road access road, within quick reach of the airport and the German School in Jinonice, and in close vicinity of the Český kras Protected Landscape. Zbuzany and neighboring Ořech offer good amenities, and the Zličín business and entertainment center is within easy reach. There are regular bus and train connections to the Luka and Smíchovské nádraží metro stations (about 15 min.). An ideal location for nature and cycling enthusiasts.

The ground floor features a spacious living room with a **fireplace**, dining area, a fully fitted open plan kitchen, a pantry, and access to the **terrace** and **garden**, a master bedroom with a **walk-in closet**, en-suite bathroom (walk-in shower, bidet, toilet) and access to the garden, a utility room, a toilet, and an entrance hall with a **walk-in closet** and closet. The upper floor offers two children's bedrooms with en-suite bathrooms (walk-in shower, toilet) and a hall with access to the **roof garden**.

Beautiful green views, high-quality equipment and finishes, **air-conditioning**, **hardwood floors** and stairs, tiles, built-in wardrobes and storage, underfloor heating on the ground floor, Viessmann gas boiler, **solar panel** on the roof, aluminum windows, exterior blinds, Villeroy & Boch bathroom fixtures, dishwasher, induction cooktop, microwave oven, alarm, Wi-Fi, satellite reception, central vacuum, automatic irrigation, summer kitchen. **A covered parking space and two spaces** on the plot are available.

