



## House Three-bedroom (4+1)

Rented

200 m<sup>2</sup>, Prague 6, Nebušice, U Házů





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|                  |                    |
|------------------|--------------------|
| Plot             | 228 m <sup>2</sup> |
| Foot print       | 121 m <sup>2</sup> |
| Garden           | 107 m <sup>2</sup> |
| Parking          | Garage.            |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 35713              |
| Available from   | Immediately        |

This A type 3-bedroom 2-bathroom townhouse with a basement and a landscaped garden is part of the Malá Šárka subdivision built around the International School of Prague. Situated in a quiet and green Prague 6 residential neighborhood ideal for family living, benefiting from easy reach of both the countryside and the city life - 20 min. by public transportation to the city center. Located a few min. drive from Bořislavka metro station, near the airport, and close to a supermarket, tennis courts and other local amenities.

The ground floor features a living room with a dining area and direct access to the patio and garden, a fully fitted kitchen, an entrance hall with a built-in wardrobe, a guest toilet, garage access, and a laundry room with direct access to the garden. The upper floor offers three bedrooms - a master bedroom with an en-suite bathroom (bathtub, toilet) and built-in wardrobes, a shower room with a toilet, and a utility room. There is a spacious playroom and storage space in the basement.

Green views, **solid wood parquet floors**, laminated floors, tiles, gas heating, French windows, dishwasher, satellite reception, connection to 24/7 security service on the premises. **Garage**. The tenant pays a monthly deposit of CZK 8000 for the community service charges incl. private road maintenance, garbage collection, and the water, electricity and gas used in the house. Available from August 1, 2020.

