



## House Five-bedroom (6+kk)

Rented

220 m<sup>2</sup>, Praha-západ, Horní Jirčany, Vřesová





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Plot	640 m <sup>2</sup>
Foot print	170 m <sup>2</sup>
Garden	470 m <sup>2</sup>
Parking	Parking on the plot for up to 3 cars.
Cellar	-
PENB	G
Reference number	36593
Available from	Immediately

This is a brand new low energy 5-bedroom 3-bathroom semidetached house located in a quiet and secure residential area in the village of Horní Jirčany, just a few min. walk from the local forest. The center of Prague is accessible in 20 min. by car, there are bus connections to Budějovická metro station (line C), and the village has great access to the Prague Ring Road and the D1 highway. There is a children's playground within walking distance, and more amenities are in Jesenice, less than five min. away by car or bus. Complete amenities and services are available in nearby Průhonice and Čestlice. Conveniently located for the Sunny Canadian International School, Adventure School, Da Vinci and the PBS international school.

The ground floor features a spacious living room with an original **slow burning stove**, a dining area and a fully fitted open plan kitchen, an office, a bathroom, a **terrace**, a **walk-in closet**, a utility room, a dog shower room, and an entrance hall. The upper floor includes a three bedrooms - one with a **walk-in closet**, two bathrooms, a study, and an **enclosed balcony**. The home has a laundry / ironing room and a total of four toilets.

Quality finishes and equipment, natural materials, marmoleum floors, built-in wardrobes and storage, hardwood kitchen, doors and storage, electric heating, central vacuum cleaner, alarm, automatic irrigation. **Parking** for up to 3 cars on the plot. Utilities are approx. CZK 6000 per month.

