



## House Five-bedroom (6+1)

Rented

170 m<sup>2</sup>, Prague 6, Dejvice, Hermelínská





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Plot	241 m <sup>2</sup>
Foot print	103 m <sup>2</sup>
Garden	138 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36752
Available from	Immediately

Boasting an exclusive green location and old time charm, this is a four story refurbished 5-bedroom 3-bathroom 1920s villa (townhouse) with a landscaped garden, a terrace and a garage. Situated in a quiet street in the prestigious Hanspaulka residential neighborhood near the lovely Horní Šárka forest park. The location is comfortably reachable by public transportation, with quick access to the city center, the airport and international schools. Located a few min. drive to Bořislavka and Dejvická metro stations, with full amenities in the area.

The ground floor offers a fully fitted eat-in kitchen, a guest bedroom / study, a shower room with a toilet, and an entrance hall. The first floor includes a living room separated into two parts, plus a bedroom with a shower room. The second floor features two further bedrooms, a fitted **walk-in closet**, an en-suite bathroom with a bathtub, and a separate toilet. The third floor (accessible via a circular staircase) consists of an attic bedroom with beautiful views, and a shower room with a toilet. There is a basement floor including a pantry, storage, and a laundry room.

**Green views, hardwood parquet floors**, laminated floor, tiles, built-in wardrobes and storage, blinds, gas heating, washer, dishwasher, alarm that can be connected to a security agency, video entry phone. A single **garage** is available. Utilities are billed separately.

