



## House Eight-bedroom (9+1)

Rented

580 m<sup>2</sup>, Prague 9, Klánovice, Dobřeničká





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Plot	1 437 m <sup>2</sup>
Foot print	289 m <sup>2</sup>
Garden	1 148 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
Service price	Deposit for utilities approx. CZK 17000/month.
PENB	G
Reference number	36970
Available from	Immediately

This is a semi furnished 8-bedroom 3-bathroom free standing house with a large landscaped garden, in a quiet residential neighborhood in the popular village of Klánovice, 20 km from the center of Prague (approx. 30 minutes by car). The location boasts the largest contiguous forested area in Prague consisting of the Klánovice natural reserve and the Cyrilov Forest, with marked hiking trails and 20 km of bike paths. Situated three short bus stops from the railway station with very frequent train connections to the Masaryk Station in Prague (22 min.), and within easy reach of Klánovice amenities and services.

The ground floor includes a living room with terrace and garden access, a fully fitted kitchen with a pantry, a dining room, a bedroom with a **fireplace**, a bedroom with a **fitted clothes closet** and an en-suite bathroom (**massage bath**, shower, toilet), a **walk-in closet**, and garage access. The first floor features five bedrooms, two en-suite bathrooms (bathtub, toilet), and a hall. There is also a spacious attic bedroom with a toilet.

Built-in wardrobes and storage, **hardwood floors**, tiles, carpets, gas boiler, electric underfloor heating on the ground floor, blinds, dishwasher, alarm, automatic gate. A **garage** is available.

