



## House Three-bedroom (4+kk)

Rented

269 m<sup>2</sup>, Prague 4, Michle, Na Lánech





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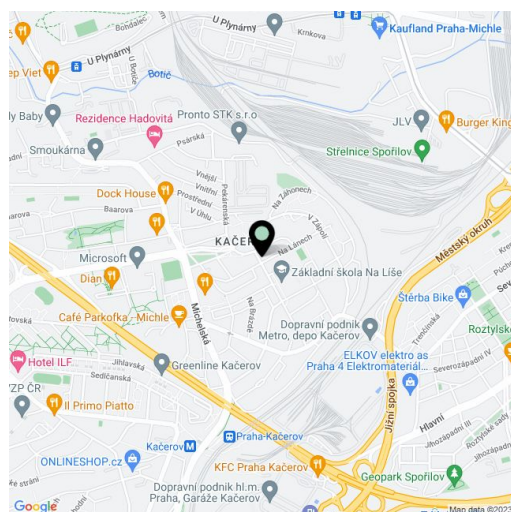
**Rented**269 m<sup>2</sup>, Prague 4, Michle, Na Lánech

Total area	269 m <sup>2</sup>
Plot	693 m <sup>2</sup>
Foot print	106 m <sup>2</sup>
Garden	560 m <sup>2</sup>
Floor area	249 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38059
Available from	Immediately

This is a completely newly renovated 3-bedroom 3-bathroom semidetached house with a landscaped garden, on a quiet street in a green residential neighborhood in Michle, Prague 4. Located within easy reach of complete amenities and services, near the BB Centrum and Brumlovka multipurpose centers, with bus connections to Budějovická and Kačerov metro stations and quick access to the city center.

The ground floor features a comfortable living room with a fireplace, a dining area, a fully fitted open plan kitchen with a breakfast bar and access to the **terrace** and **garden**, a shower room with a toilet, a hall, and an entrance hall with built-in wardrobes. The upper floor offers a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet, bidet shower), two bedrooms with built-in wardrobes, a family bathroom (bathtub, walk-in shower, toilet, bidet shower), and a hall. There is a finished basement including a **gym** with a shower and wiring for sauna installation, plus utility area, and large attic storage space.

**High standard equipment and finishes**, vinyl floors, large format tiles, wooden stairs, underfloor heating, gas boiler, remote control operated exterior blinds, washer, dryer, dishwasher, induction cooktop, microwave oven, alarm connected to a security agency, wall soundproofing, automatic irrigation. A **garage** and **2 - 3 parking spaces** on the plot are included. Utilities in the amount of max. CZK 10,000/month are billed separately.





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**PŮDORYS ZNP**

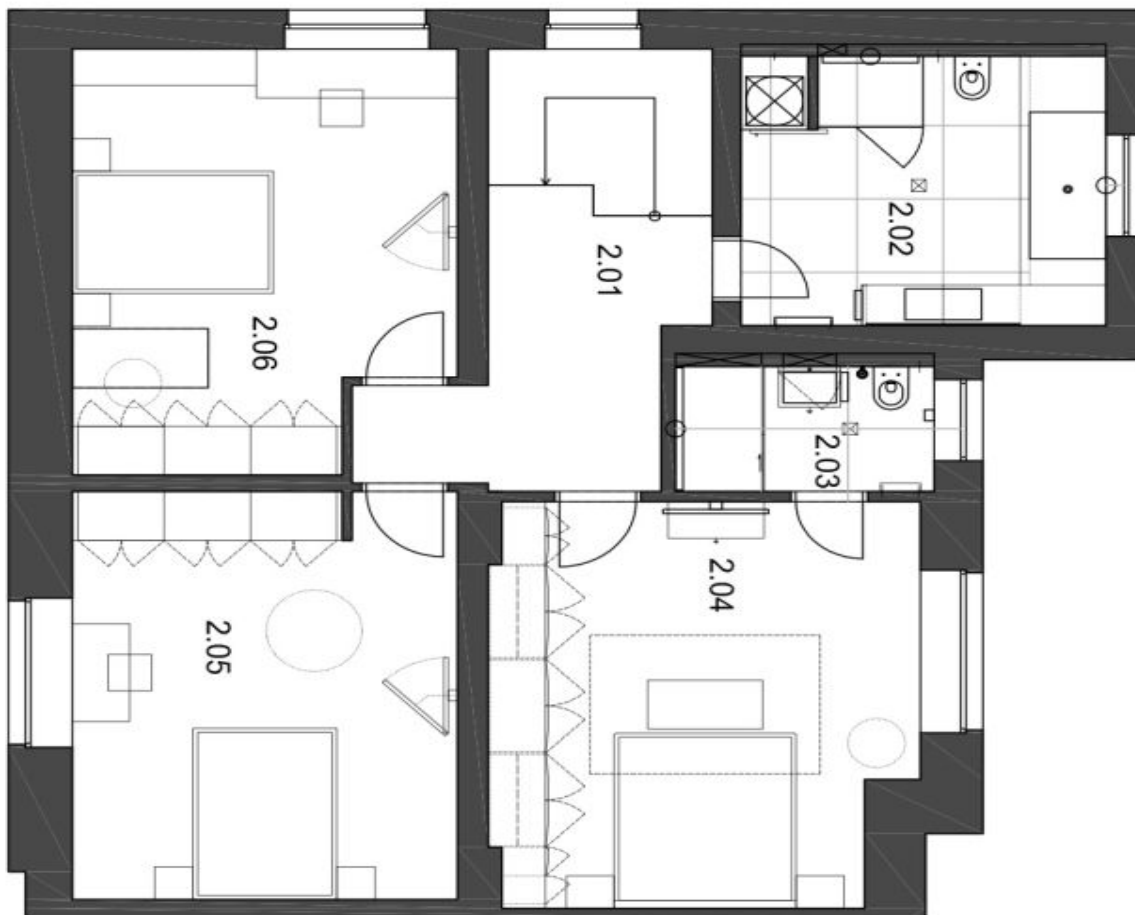
č.m.	název místnosti	plocha (m <sup>2</sup> )
1.01	vstupní hala	13,3
1.02	chodba + schodiště	14,2
1.03	koupelna	4,0
1.04	kuchyně	20,5
1.05	obývací pokoj s jídelnou	41,8
celková plocha		93,8 m <sup>2</sup>
1.06	terasa	20



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PŮDORYS 2NP		
č.m.	název místnosti	plocha (m <sup>2</sup> )
2.01	chodba + schodiště	13,3
2.02	koupelna	12,5
2.03	koupelna	4,2
2.04	ložnice	21,4
2.05	pokoј	20,1
2.06	pokoј	19,6
celková plocha		91,1 m <sup>2</sup>

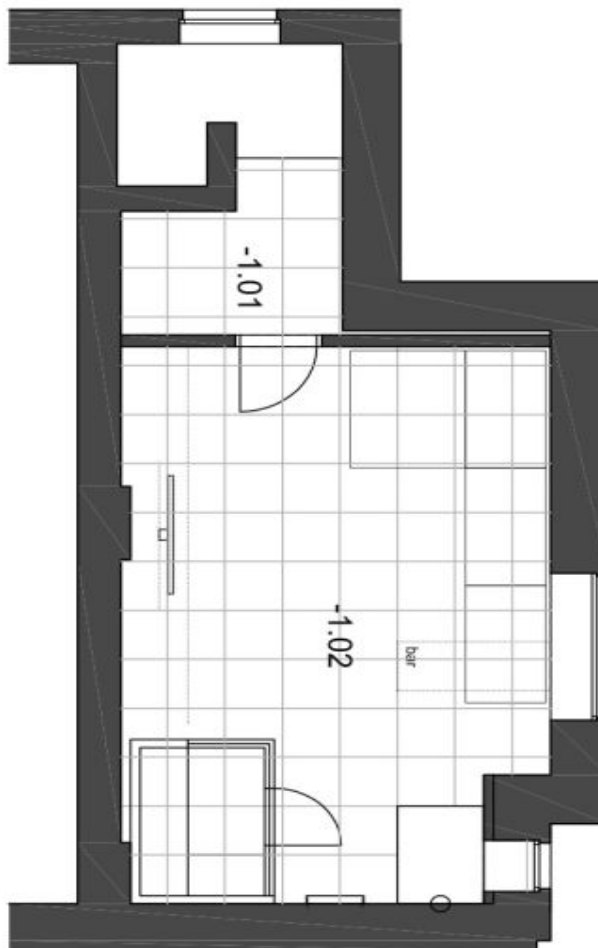




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PŮDORYS 2NP		
č.m.	název místnosti	plocha (m <sup>2</sup> )
-1.01	chodba + schodiště	7,8
-1.02	relax	29,4
celková plocha		37,2 m <sup>2</sup>