



## House Four-bedroom (5+kk)

Rented

193 m<sup>2</sup>, Prague 4, Modřany, Horkého





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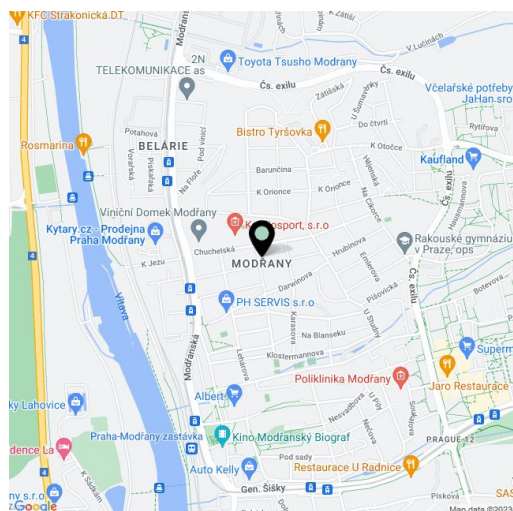
193 m<sup>2</sup>, Prague 4, Modřany, Horkého

Plot	223 m <sup>2</sup>
Foot print	87 m <sup>2</sup>
Garden	310 m <sup>2</sup>
Parking	Double garage and parking in front of the garage.
Garage	Yes
Cellar	-
PENB	C
Reference number	38362
Available from	Immediately

**Brand new house near the Modřany Gully nature reserve. This a 4-bedroom 2-bathroom semidetached house with a garden and parking in a quiet and green residential neighborhood right next to the local forest park, near the Vltava riverbank. Located within easy reach of Prague 4 international schools, rich amenities and numerous sports facilities incl. a leisure and sports centers, a community space, a golf club, and a popular bike trail along the Vltava River.**

The first floor features a living room with a dining area, a fully fitted open plan kitchen and access to the **terrace** and **garden**, and a toilet. The second floor offers a master bedroom with an en-suite bathroom (walk-in shower, toilet), three more bedrooms, and a family bathroom (bathtub, walk-in shower, toilet). Three bedrooms are facing the forest park, one bedroom offers far reaching green views of the Vltava River valley. The ground floor consists of an entrance hall with storage, and a garage with a boiler / storage room.

Laminated floating floors, tiles, French windows, gas boiler. **Double garage and parking in front of the house.** Utilities in the approximate amount of CZK 5,000/month are billed separately.

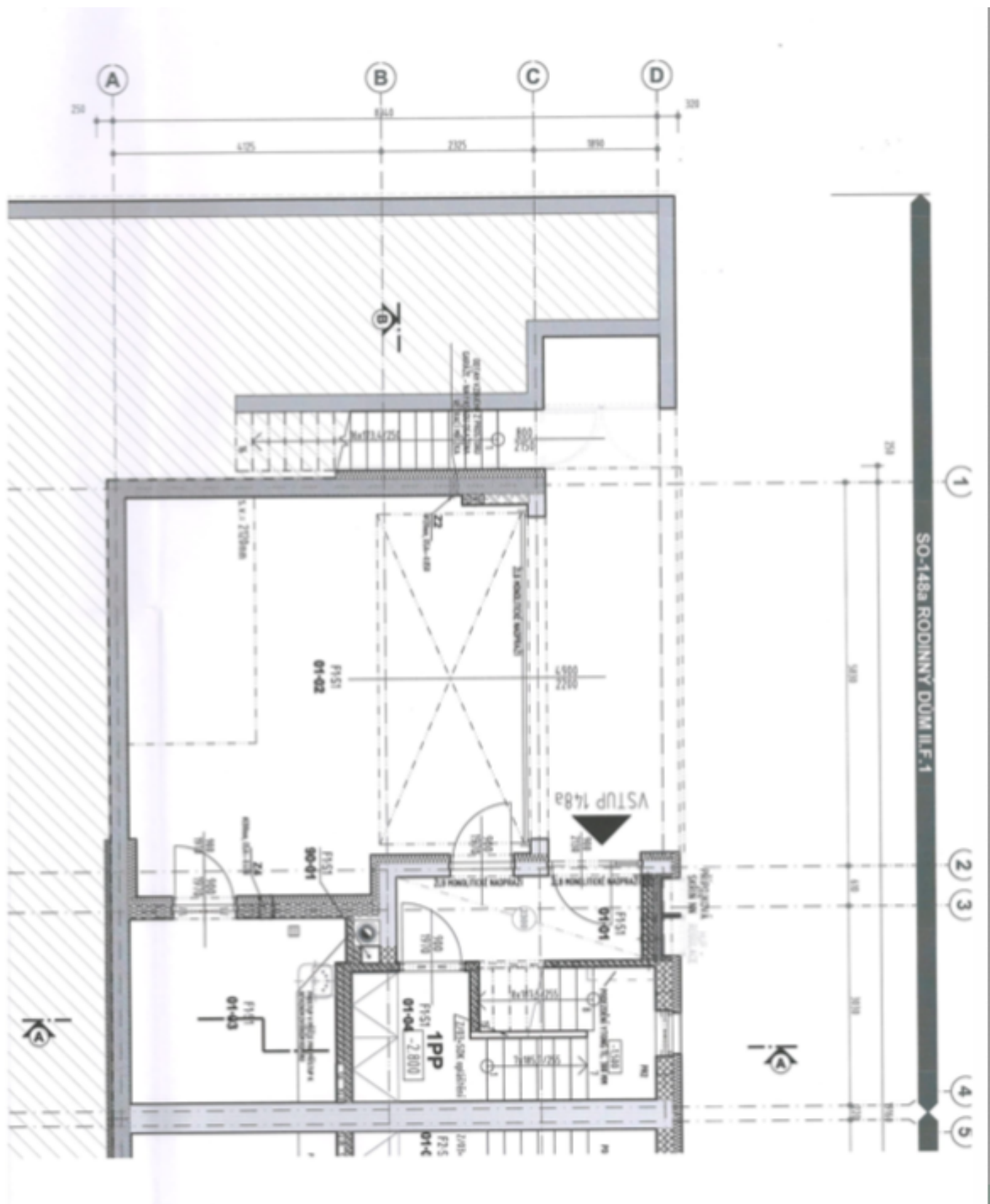




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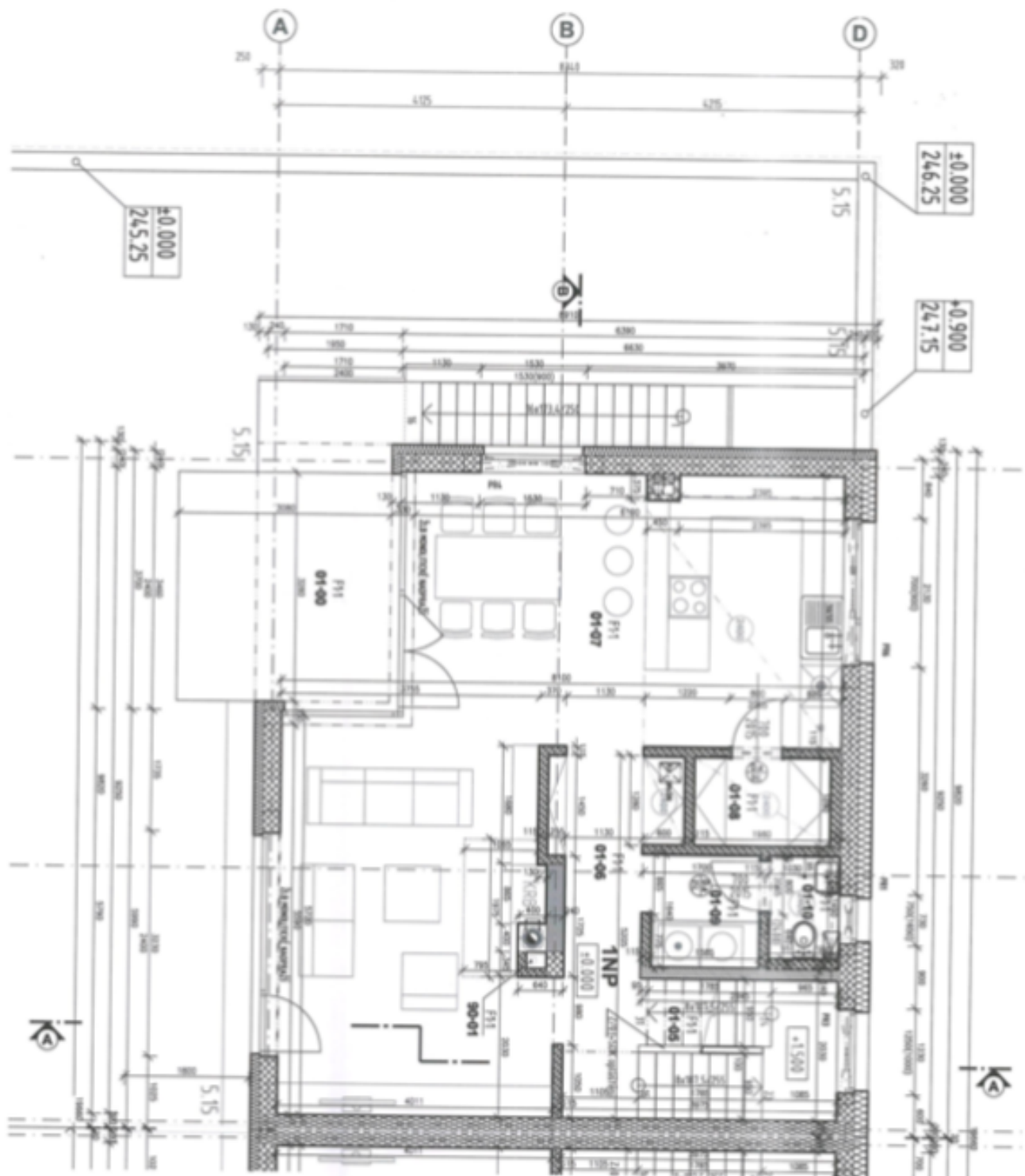




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