



## House Three-bedroom (4+1)

Rented

131 m<sup>2</sup>, Prague 6, Nebušice, K Parku





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Plot	388 m <sup>2</sup>
Foot print	112 m <sup>2</sup>
Garden	276 m <sup>2</sup>
Parking	Garage and parking in front of the garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	39084
Available from	Immediately

This renovated unfurnished 3-bedroom 2-bathroom semidetached house is part of the Malá Šárka American style subdivision built around the International School of Prague. Located in a very pleasant setting, ideal for families, in a quiet natural area with quick access to the city center, amenities and the airport, within easy reach of Bořislavka and Dejvická metro stations, line A, with a wide range of amenities in the area.

On the ground floor, the house offers a fully fitted and equipped kitchen, a living room with a dining area and access to the **west facing terrace and garden**, a guest toilet, a storage room, an entrance hall, a garage, plus a laundry room with direct access to the garden. The first floor features a master bedroom with an en-suite bathroom (bathtub, toilet) and a utility room with storage space, two further bedrooms, and a family bathroom (walk-in shower, toilet).

Laminated floors, tiles, built-in wardrobes in two bedrooms, attic storage, blinds, gas boiler, washer, dryer, dishwasher, induction cooktop, alarm, cable TV connection. **Garage and parking in front of the garage.** Each house in the community is connected to 24/7 security service on the premises and is serviced by private road maintenance. The tenant pays a monthly deposit of approx. CZK 8,600 for the community service charges, garbage collection, cable TV, internet connection, water, electricity and gas used in the house. Available from August 1, 2021.

