



## House Four-bedroom (5+kk)

Rented

350 m<sup>2</sup>, Prague 6, Střešovice





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Plot	743 m <sup>2</sup>
Foot print	192 m <sup>2</sup>
Garden	551 m <sup>2</sup>
Parking	Two-car garage.
Garage	Yes
PENB	G
Reference number	40289

A completely and sensitively reconstructed 1930s villa in the Ořechovka Quarter for rent. This spacious and bright house with a beautifully landscaped sunny garden, heated pool, and 2 garages is located in the prestigious neighborhood of the Müller Villa, and a villa housing the studio of the famous painter Václav Špála. One of the most prestigious residential districts in Prague with elegant villas and large gardens, the location is easily accessible from the airport. The Park Lane International School, Nessie English Kindergarten, and a private crèche are within walking distance, and the Riverside School Prague - Junior High is a 6-minute tram ride away. The Petřiny, Hradčanská, and Dejvická metro stations are close-by. Several sports facilities are in the vicinity. A bike path passes right by the house, and it can take you, for example, to the Hvězda Game reserve and to the Divoká Šárka or Stromovka parks.

The ground floor has a living room with a marble fireplace and a fully equipped kitchen that is connected to the **terrace and garden**, and there is also an entrance hall and a separate toilet. On the 1st floor there is a master bedroom with an en-suite bathroom (shower, toilet), another 2 bedrooms with a shared bathroom (bathtub, toilet), and a hall with storage space. The attic consists of 2 rooms and a bathroom (shower, toilet). The basement contains a **separate studio apartment** with direct access from the outside, utility room, shower, and a **preparation for a sauna**.

**Heated Italian marble tiled and oiled oak parquet floors**, refurbished wooden casement and skylight windows, a custom-made kitchen, dishwasher, **SMEG** electric steam oven, **Siemens** induction hob, and a built-in microwave. The upper bathroom has a washer and dryer. The attic rooms have **air-conditioning**. Heating is provided by a gas boiler. In the flat, grassy garden is a **heated saltwater swimming pool with a counter-current system**, and next to the **garage for 2 cars** is a workshop.