



## House Five-bedroom (6+kk)

Rented

325 m<sup>2</sup>, Praha-západ, Průhonice, K Doubí





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Usable area	325 m <sup>2</sup>
Plot	962 m <sup>2</sup>
Foot print	220 m <sup>2</sup>
Garden	742 m <sup>2</sup>
Floor area	290 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Garage for 2 cars.
Garage	Yes
Cellar	-
Service price	Utilities in the amount of approx 8000 CZK/month are paid separately.
PENB	B
Reference number	40301
Available from	Immediately

A newly built 5-bedroom family house with A/C next to the Průhonice Park in the newly built exclusive residential project Park Resort Průhonice with a restaurant and a playground. Set on the south-west edge of the village, within walking distance of the UNESCO protected Průhonice Castle and the center of the village offering rich amenities, near the Dendrological Garden. Located within easy reach of the Čestlice business zone with the popular Aquapalace waterpark, several shopping centers and supermarkets closeby. The Opatov metro station is just a 10 minute bus ride from the center of Průhonice. It is a popular upscale residential location with excellent access to the center of Prague, just a 15 min. drive to the Prague British International School.

The ground floor features a spacious living room with **terrace and garden access**, a fully equipped kitchen with pantry, 1 bedroom with walk-in closet and **en-suite bathroom** (shower, toilet with bidet shower), a separated toilet, a utility room, a laundry room, an entrance hall and the garage. The upper floor includes a master bedroom with a **walk-in closet** and an **en-suite bathroom** (tub, walk-in shower, toilet), three more bedrooms, a family bathroom (bathtub, walk-in shower), and a separate toilet with a bidet shower.

**Oak floors**, large format tiles, garage for 2 cars, large amount of storage space, automatic exterior blinds with a central switch, Viessmann gas boiler. **Miele** kitchen appliances, robotic lawn mower, smart outdoor lighting. Alarm system with a possibility of connection to the security agency.

