



## House Four-bedroom (5+1)

220 m<sup>2</sup>, Prague 6, Nebušice, Na Malé Šárce

Rented





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Plot	559 m <sup>2</sup>
Foot print	198 m <sup>2</sup>
Garden	361 m <sup>2</sup>
Parking	Double garage and two spots in front of the house.
Garage	Yes
Cellar	-
PENB	G
Reference number	40731
Available from	Immediately

This 4-bedroom 3-bathroom free standing house with a garden is a part of an American style subdivision built around the International School of Prague. Located in the beautiful surroundings of Nebušice, Prague 6, directly adjacent to the lovely natural park in Šárecké Valley. Peaceful green location suitable for families with children, with excellent access to the airport and the city center - regular bus links to Bořislavka metro station. Full amenities are easily accessible.

The ground floor features a living room with garden access, a fully fitted kitchen with a dining area, a laundry room, a toilet, and an entrance hall with garage access. The upper floor offers a master bedroom with an en-suite bathroom (bathtub, toilet), three further bedrooms, and two family bathrooms (bathtub, walk-in shower / walk-in shower, toilet).

**Solid wood parquet floors**, laminated floors, tiles, built-in wardrobes and storage space, blinds, insect nets, gas boiler, washing machine, dishwasher. Satellite connection, security service and private road maintenance. **Double garage and two parking spaces** in front of the house. The home can be furnished. Service charges and utilities are approx. CZK 13,000 per month. Available from January 2022.

