



## House Four-bedroom (5+kk)

€ 2 593 | CZK 65 000

270 m<sup>2</sup>, Prague 5, Smíchov, Zdíkovská





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Plot	244 m <sup>2</sup>
Foot print	116 m <sup>2</sup>
Garden	128 m <sup>2</sup>
Parking	Garage and parking in front of the garage.
Garage	Yes
Cellar	-
Service price	Water, garbage, and garden maintenance twice a year CZK 3,000/month. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	41517
Available from	Immediately

This fully furnished townhouse offering nice views of Prague and the surrounding greenery is set on a southern slope beneath Landronka Park, near the Motol and Anděl metro stations, about 15 min. from the city center by public transportation. A quiet and safe location with many opportunities for sports and relaxation (golf, inline track, tennis courts, fitness), good public amenities, and excellent transportation links (10 min. to the Prague Ring Road, 15-20 min. to the airport). Within easy reach of the French and German schools and the Nový Smíchov shopping mall.

The garden-level floor includes a separate unit: a living area with a fully fitted kitchen, a **fireplace**, and access to the **terrace** and **garden**, a toilet, a large storage room, plus two smaller closets. The main floor offers a living room with a fully fitted open plan kitchen and pantry, a bathroom (walk-in shower, toilet), a fitted walk-in closet, a utility/laundry room, and an entrance hall. The top floor features 3 bedrooms, a bathroom (bathtub), and a separate toilet.

**Air-conditioning** in the living room and master bedroom, built-in wardrobes in two bedrooms, **hardwood parquet floors**, tiles, gas boiler, washer, dryer, dishwasher, microwave oven, American style fridge. **Garage and parking spaces in front of the garage.**

