



## House Five-bedroom (6+1)

430 m<sup>2</sup>, Prague 4, Modřany, Větrovcova

Rented





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Plot	599 m <sup>2</sup>
Foot print	148 m <sup>2</sup>
Garden	451 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	4159
Available from	Immediately

**Attractive rental opportunity. Distinctive 5-bedroom 4-bathroom family villa with a full basement, pretty landscaped garden and far reaching views off of several terraces in a Prague 4 neighborhood. Convenient to the Prague British School.**

Main level: spacious tiled living room with fully fitted kitchen, fireplace, terrace and French windows leading to garden patio, pantry, toilet, storage. 1st floor: 3 bedrooms, one with en-suite bathroom, family bathroom, 2 terraces. 2nd floor: separate studio with living area and kitchenette, bedroom, bathroom, walk-in closet, 2 balconies. Basement: sauna with bathroom, food/wine cellar, walk-in closet, utility room, work room, 2 storage rooms.

Wood floors, central vacuum, electric blinds, built-in wardrobes, floor heating in living room and bathrooms, night lighting along the staircase, video intercom, alarm, telephone, PC and TV points in all main rooms, private well, automatic irrigation. Bus and tram connections to metro and city center. Close to the popular Modřany forest with biking and jogging trails. Estimated charges for services CZK 10.000/mo. and will be transferred to the tenant's name.

