



## House Three-bedroom (4+kk)

Rented

245 m<sup>2</sup>, Prague 5, Smíchov, Nad Palatou





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Usable area	245 m <sup>2</sup>
Plot	258 m <sup>2</sup>
Foot print	90 m <sup>2</sup>
Garden	128 m <sup>2</sup>
Floor area	220 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	41618
Available from	Immediately

This is an air-conditioned 3-bedroom 2-bathroom townhouse offering nice green views of Prague. Set in a southern slope in a quiet green residential neighborhood under the Strahov Park, near several other park. Location with quick access to the French School and Anděl / Nový Smíchov business and entertainment center with Anděl metro station (five min. to the city center). Hybšmanka bus stop is a short walk from the building.

The ground floor offers a guest bedroom, a bathroom (bathtub, walk-in shower), a toilet with a bidet, a fitted **walk-in closet**, a boiler / utility room, and an entrance hall with a built-in wardrobe. The first floor features a living room with a **fireplace** and an **enclosed balcony** with views of Prague, plus a fully fitted kitchen with a back **terrace** and access to the **garden**. The second floor includes two bedrooms with built-in wardrobes and access to a shared **enclosed balcony**, a study, and a bathroom (bathtub, walk-in shower, bidet, toilet).

Wooden floating floors, tiles, gas boiler, Siemens washer and dryer, dishwasher, alarm, video entry phone, data cabling, **terraced garden**. **Double garage**. Utilities are billed separately.

