



## House Four-bedroom (5+kk)

Rented

160 m<sup>2</sup>, Prague 5, Jinonice, Chmelařská





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Plot	374 m <sup>2</sup>
Foot print	100 m <sup>2</sup>
Garden	274 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Utilities are approx. CZK 10,000 per month.
PENB	G
Reference number	41839
Available from	Immediately

This semi furnished, fully air-conditioned 4-bedroom 3-bathroom semidetached house with a garden is located just about 700 m from the German School. Part of the contemporary Botanica residential project, the home is set on a cul-de-sac in a green Prague 5 neighborhood bordering the Vidoule natural park. A quiet location with full amenities within easy reach, in close vicinity of the Prokopské and Dalejské Valleys with plenty of recreational opportunities, and within walking distance of bus stops and the Nové Butovice metro station.

The ground floor includes a living room with a fireplace, a fully fitted open plan kitchen and access to the terrace/garden, a toilet, and an entrance hall with a built-in wardrobe. The first floor offers a master bedroom with a fitted walk-in closet and an en-suite bathroom (bathtub, walk-in shower, toilet, two bedrooms, a study/laundry room, and a family bathroom (bathtub, walk-in shower, toilet). There is a basement floor with a guest bedroom, a bathroom with a toilet, two cellars, and garage access.

**Air-conditioning, hardwood floors,** tiles, storage space, gas boiler, underfloor heating throughout, dishwasher, microwave oven, alarm. **Double garage.**

