



## House Six-bedroom (7+1)

Rented

704 m<sup>2</sup>, Praha-západ, Roztoky, Pod Koláčovem





## House Six-bedroom (7+1)

Rented

704 m<sup>2</sup>, Praha-západ, Roztoky, Pod Koláčovem

Plot	2 838 m <sup>2</sup>
Foot print	311 m <sup>2</sup>
Garden	2 527 m <sup>2</sup>
Parking	Garage for three cars and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	42456

This is a unique, fully furnished 6-bedroom 8-bathroom free standing 2004 villa with an indoor pool, a sauna and a large mature garden with multiple ornamental and fruit trees and bushes. Located in a quiet residential area in the village of Roztoky, with full amenities and services and quick access to Prague, about a 15 min. drive to Dejvická metro station. Conveniently located for the airport and Prague 6 international schools - the Riverside School, the ISP and Park Lane. Peaceful location with lots of relaxation and sports opportunities incl. foot and bike paths in the Roztocký háj natural preserve and the Únětické Valley.

The ground floor includes a living room with a **fireplace**, a fully fitted kitchen with a dining area, a study, a hall, **two walk-in closets**, a toilet, and an entrance hall with built-in wardrobes. There is a gym with a **sauna** and a bathroom (shower, toilet), plus an indoor **pool** (4x8 m) with an exercise jet. Several rooms have terrace / garden access. The first floor features a master bedroom with a **balcony**, a **fireplace**, a **walk-in closet** and two bathrooms (bathtub, bidet, toilet / shower, toilet), and four bedrooms, each with an en-suite bathroom (2x bathtub, bidet, toilet / 2x shower, toilet). The basement floor offers a laundry room (two washers, dryer, mangle), pantry, wine cellar, bathroom (shower, toilet), boiler room, utility area, storage space and garage access.

**High standard materials and technologies, top quality furniture, air-conditioning, hardwood floors, tiles, French windows, underfloor heating, dishwasher, induction cooktop, coffee maker, wine fridge, TV, video entry phone, alarm, service lift, laundry chute, attic storage space, automatic irrigation, private well, garden with a pond, a waterfall, a terrace and a barbecue grill. A garage for three cars is available, plus parking on the plot.** The rent includes the Internet, garden maintenance, weekly cleaning and a yearly equipment maintenance (boiler, air-conditioning, pool etc.). Utilities (water, gas, electricity) are CZK 31,400/month, garbage removal is CZK 750/person/year. Available from June 2022 (or earlier).

