



## House Seven-bedroom (8+1)

Rented

580 m<sup>2</sup>, Prague 4, Modřany, Vojtova





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Plot	1 079 m <sup>2</sup>
Foot print	421 m <sup>2</sup>
Garden	658 m <sup>2</sup>
Parking	Garage for four cars.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42583
Available from	Immediately

This is an impressive fully furnished 7-bedroom 5-bathroom corner townhouse with a landscaped mature garden and 3 terraces just steps from the Modřany natural park and withing walking distance of the popular Modřany Gully. Located in a quiet residential neighborhood with a wide range of amenities, services and sports facilities, with great access to the Prague British International School and to the city center.

The ground floor includes a fitted **walk-in closet**, a toilet, a utility / storage room, and an entrance hall with built-in wardrobes. The main floor offers a spacious living room with a **fireplace** and a **terrace**, a few steps higher is a large fully fitted kitchen with a dining area and a **terrace**, a study with a **terrace**, a laundry room, a pantry and a toilet. There is a mezzanine floor with two bedrooms with **balconies** and built-in wardrobes, and a bathroom (bathtub, toilet). Yet another level features a master bedroom with built-in wardrobes and a bathroom (bathtub, bidet, toilet), a guest toilet, and a bathroom (walk-in shower, toilet). The top floor offers an attic bedroom with built-in wardrobes, and a few steps higher is an open **gallery** with a kitchenette and a bathroom (bathtub, toilet). The **garden** level features a separate unit including a living area, a fitted kitchen, a bathroom (walk-in shower, toilet), and two storage rooms, plus a room equipped as a gym.

**Hardwood floors**, tiles, built-in wardrobes and storage throughout, gas boiler, **Miele** appliances, washer, dryer, dishwasher, induction cooktop, fan oven, steam oven, microwave oven, three refrigerators, three freezers, TV, alarm, jacuzzi and pond with fish in the garden. **Two double garages**. Utilities are billed separately. Available from July 1, 2022.

