



## House Four-bedroom (5+1)

Rented

226 m<sup>2</sup>, Praha 5, Jinonice, Na Hutmance





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Total area	226 m <sup>2</sup>
Plot	302 m <sup>2</sup>
Foot print	84 m <sup>2</sup>
Garden	205 m <sup>2</sup>
Floor area	201 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	-
Service price	Utilities are billed separately.
PENB	G
Reference number	42671
Available from	Immediately

This is an air-conditioned 4-bedroom 3-bathroom corner townhouse with a garden, in a quiet area in close vicinity of the Vidoule and Prokopské Valley natural preserves, a five min. walk from Jinonice metro station. Location with good amenities within easy reach and with quick access to the German and Japanese Schools, near the Galerie Butovice shopping mall and D5 motorway access road.

The ground floor of the house includes a living room with access to the **terrace / garden**, a fully fitted kitchen with a dining area, a toilet, a storage room, and an entrance hall. The first floor features a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), two bedrooms, a family bathroom (bathtub), and a toilet. The second floor offers a gallery, a large attic bedroom, a bathroom (walk-in shower, toilet), and access to the upper **terrace** with views of the Petřín Hill and the green surroundings.

**Air-conditioning, hardwood floors and staircase**, large format tiling and underfloor heating on the ground floor, security entry door, automatic exterior blinds, gas boiler, washer, dryer, AEG appliances, dishwasher, induction cooktop, microwave oven, coffee maker, Villeroy & Boch tiling and sanitaty ware, alarm connected to a security agency, garden house. A **parking** space on the plot is available.

