



## House Four-bedroom (5+1)

263 m<sup>2</sup>, Prague 6, Nebušice, U Házů

€ 3 166 | CZK 80 000





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Plot	248 m <sup>2</sup>
Foot print	138 m <sup>2</sup>
Garden	110 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	Yes

**Service price** Monthly deposit for services and utilities is approx. CZK 16,000 per month (incl. homeowner's association fee, gas, water, electricity, garbage collection, pool maintenance).

**PENB** C

**Reference number** 43110

**Available from** 01.06.2024

Boasting an outdoor swimming pool, this unfurnished "B" type townhouse with a finished basement and garden is part of the Malá Šárka subdivision built around the International School of Prague, and surrounded by plenty of greenery. Situated in a quiet and green Prague 6 residential neighborhood ideal for family living, benefiting from easy reach of both the countryside and city life, 20 min. by public transportation to the city center. Located a few min. drive from the Bořislavka metro station, near the airport, and close to a supermarket, tennis courts, and other local amenities.

The ground floor includes a living room with a fireplace and access to the patio, a fully fitted and equipped kitchen, a guest toilet, and an entrance hall. The upper floor features 4 bedrooms, 2 bathrooms (en-suite: walk-in shower, toilet/walk-in shower), and a separate toilet. The spacious basement offers a fitness room and storage space.

Outdoor heated salt water swimming pool with an exercise jet, built-in wardrobes in three bedrooms, hardwood parquet floors, wooden floors and staircase, tiles, gas boiler, washer, dryer, dishwasher, induction cooktop, alarm, camera system. Each house in the community is connected to a 24-hour security service on the premises, private satellite TV connection, and is serviced by private road maintenance. A garage is available. A very pleasant setting, ideal for families.

