



## House Six-bedroom (7+kk)

Rented

373 m<sup>2</sup>, Praha-východ, Kamenice, Na Stráni





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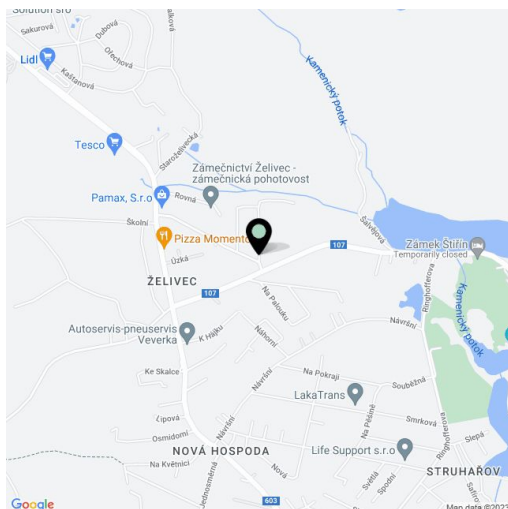
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Plot	1 640 m <sup>2</sup>
Foot print	190 m <sup>2</sup>
Garden	1 450 m <sup>2</sup>
Parking	Double garage and outdoor parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43251
Available from	Immediately

This 5-6-bedroom 5-bathroom freestanding house boasting a heated outdoor swimming pool, a sauna, and a large beautifully landscaped garden, located in a quiet part of the village of Kamenice – Nová Hospoda near the Štířín Chateau, is next to a nature park yet within easy reach of Prague. A kindergarten and a primary school, a supermarket, a restaurant, and other services are just a short drive away. A suburban bus stops not far from the house, allowing you to get to the Budějovická metro station in about half an hour. You can also quickly connect to the Prague Ring Road by car. The surrounding area offers many hiking and biking trails, e.g. through the picturesque Josef Lada region and the Hornopožárský les nature park, and there is a golf course close-by.

The interior was designed to naturally blend into the exterior. On the ground floor, there is a large living room connected to a fully fitted open plan kitchen and a garden terrace, a study, a guest bedroom, a bathroom (shower, toilet), an entrance hall, and a staircase. There are 4 bedrooms and 3 bathrooms (3 toilets, 2 showers, 1 bath) on the attic floor. The basement includes a **fitness room**, a **sauna**, a shower, and a garage. A **covered terrace** and **the pool** are also accessible from the basement.

Laminate floors, tiles, wooden Euro windows, electronic security system, smart home system wiring, blinds, awning, gas boiler, dishwasher, microwave oven. The garden, designed by a landscape architect, has a **gazebo** and a large number of **mature trees**, and is lined with a hedge that guarantees plenty of **privacy**. **Double garage** and **parking on the driveway** (3-4 cars). Utilities, water, garbage removal, and pool maintenance: CZK 18,000 per month.

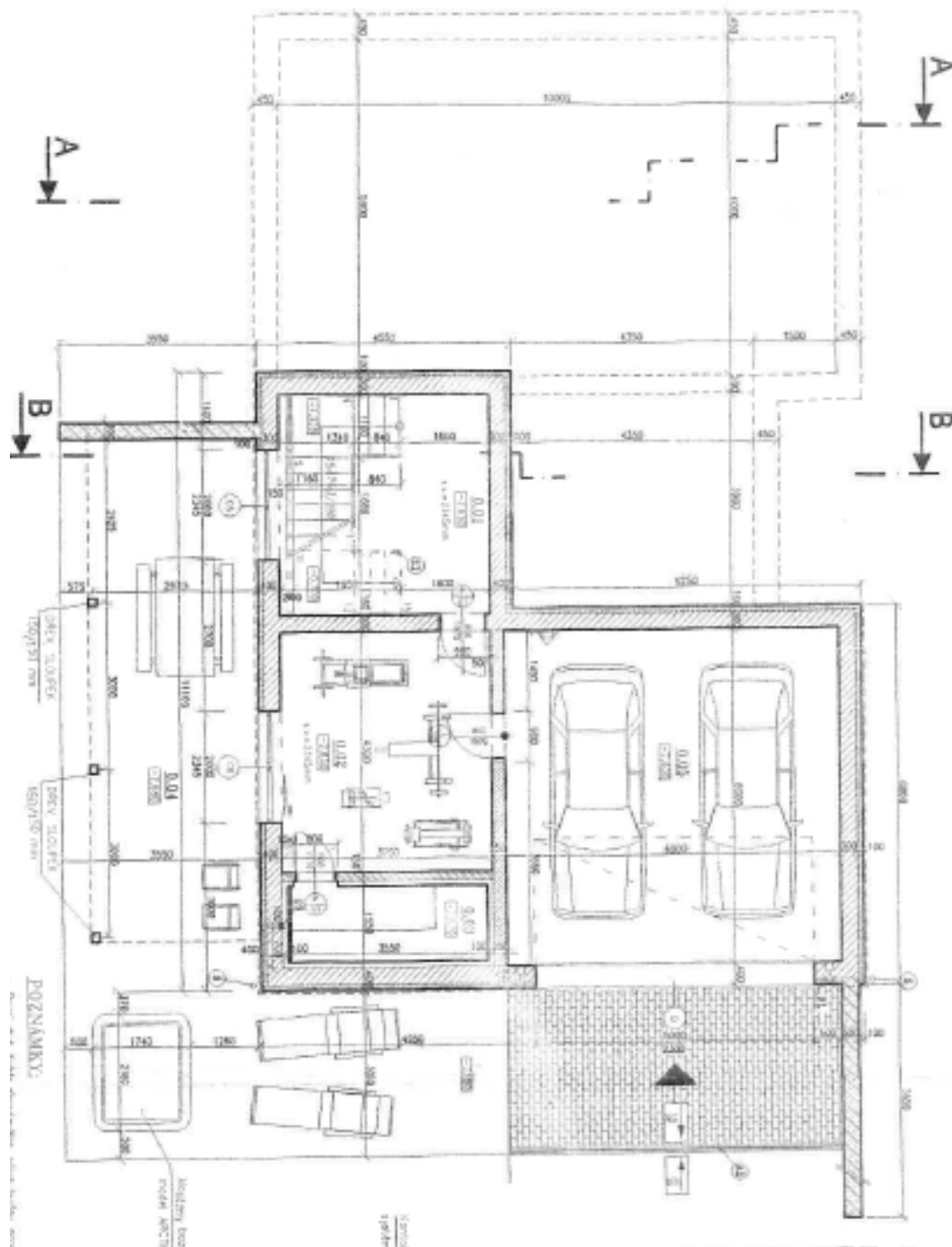




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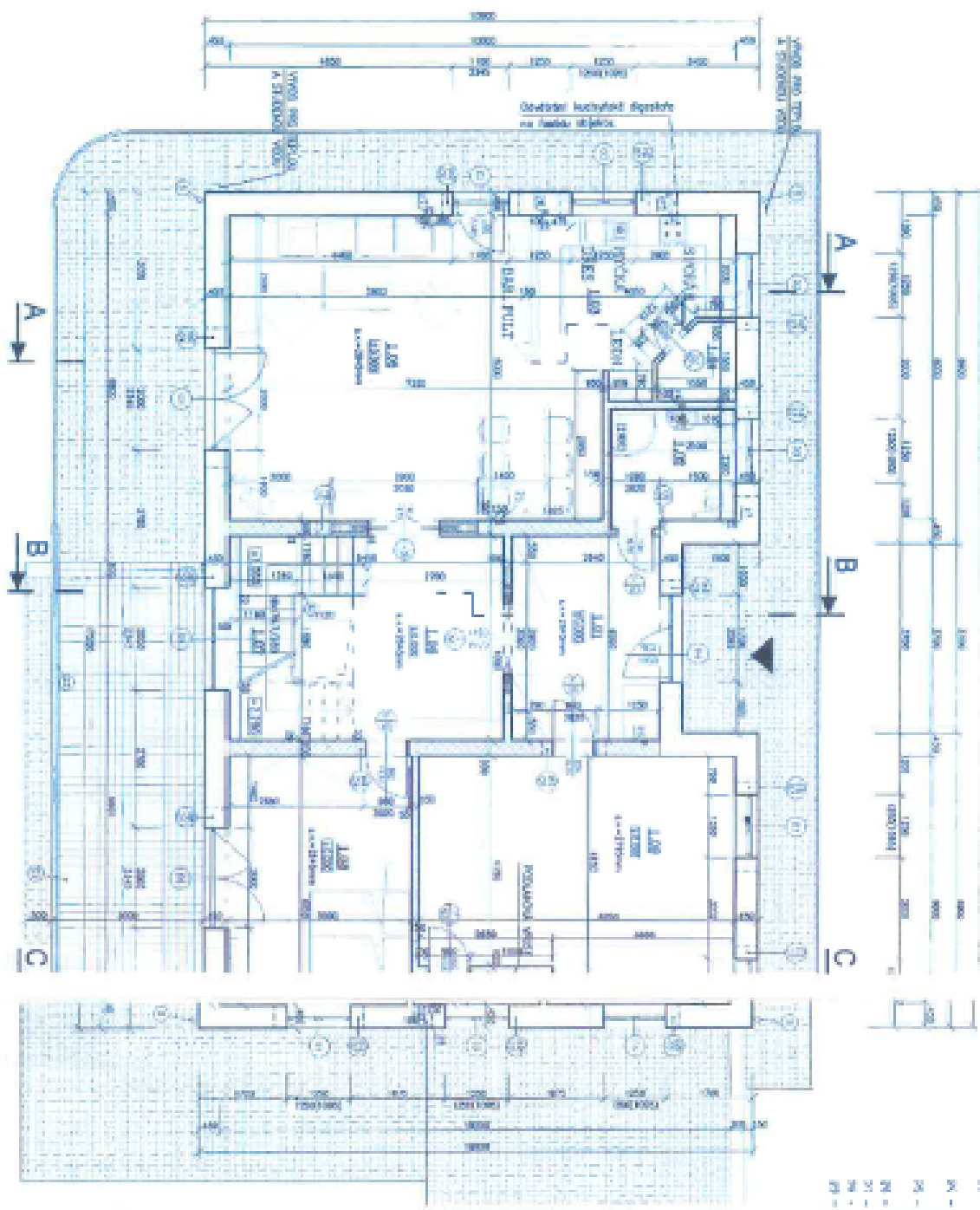




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