



## House Four-bedroom (5+kk)

Rented

186 m<sup>2</sup>, Prague 4, Modřany, K Beránku





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Plot	550 m <sup>2</sup>
Foot print	114 m <sup>2</sup>
Garden	436 m <sup>2</sup>
Parking	Heated double garage.
Garage	Yes
Cellar	Yes
Service price	Monthly utilities CZK 10,000.
PENB	G
Reference number	9395
Available from	Immediately

This semi-furnished freestanding home with a garden, in a quiet and green residential neighborhood in Modřany, Prague 4, is situated on a southern slope overlooking the Vltava River and the surrounding countryside, near the popular Modřanská rokle (Modřany Gully) and Točná forests. A location with good access to the city center and excellent amenities within easy reach, conveniently located for the Prague British International School.

The ground floor offers a split level living room with a fully fitted open plan kitchen, dining area, and access to the terrace and garden, a guest bedroom, a shower bathroom with a toilet, and a hall with built-in wardrobes. The upper floor features three bedrooms (one with a large built-in gallery suitable for a playroom) plus a storage room. There is a laundry room, a bathroom with a bathtub and toilet, and two balconies. The basement level includes a utility area and storage.

Laminate floors, tiles, built-in storage, French windows, exterior blinds, insect nets, washer, dryer, dishwasher, microwave oven, barbecue grill, central gas heating, TV, alarm, satellite connection. A garden house with two heated rooms and a heated double garage is available.

